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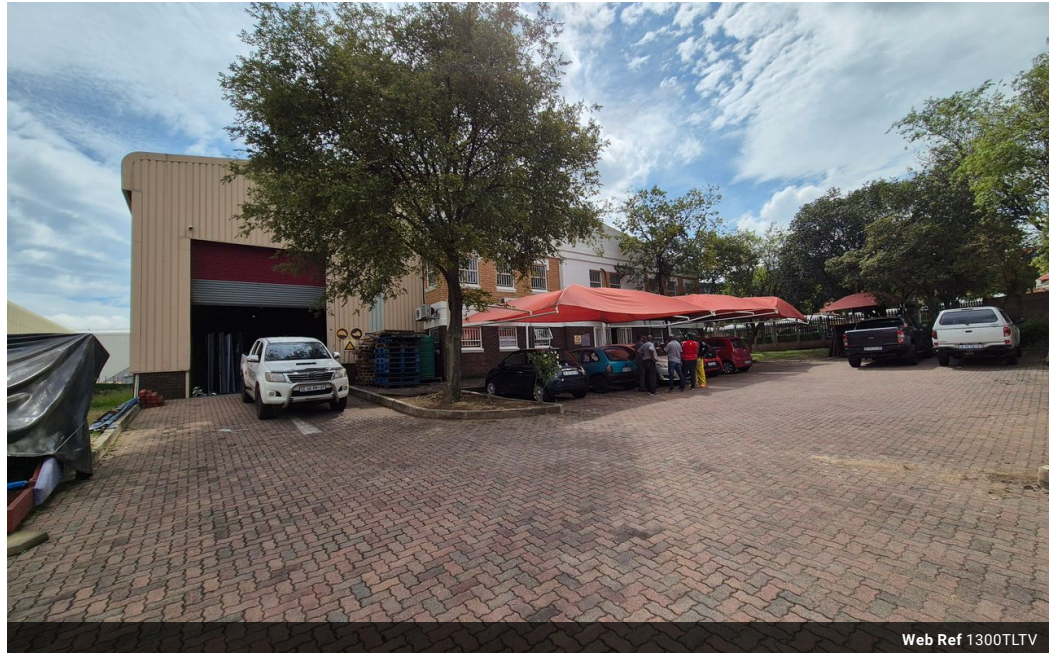
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Contact Head Office

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Greenstone  
1609

1,300m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref 1300TLTV



**R110,500 pm**

**Gross Monthly Rental R110,500 Excl. VAT**

12 4

## Free standing property To Let inside Linbro business park

Located in the secure Linbro business Park, Sandton, this well-positioned corner industrial property offers excellent access and functionality. The property features two entrances and two large roller shutter doors, allowing trucks to drive directly into the warehouse. The warehouse spans 910m<sup>2</sup>, offering great height, abundant natural light, and powerful 3-phase electricity with 250 amps, ideal for various operations.

The office component is 390m<sup>2</sup> and includes a welcoming reception area, boardroom, and a large open-plan office upstairs with three private offices or breakout rooms. Neat ablution facilities cater to both office and warehouse staff. The property also includes a small private yard area and ample parking for staff and visitors. With 24-hour security in a sought-after industrial node,

## Features

**Zoning** Industrial

### Interior

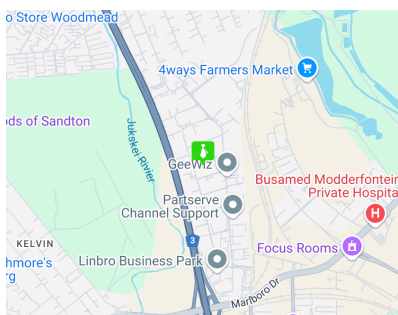
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	12
Open Parking Bays	4

### Sizes

Floor Size	1,300m <sup>2</sup>
Land Size	2,500m <sup>2</sup>



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