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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,337m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref CL12954



**R96,264 pm**

**Gross Monthly Rental** R96,264 Excl. VAT



0



20

## Prime Showroom & Warehouse Space with Main Road Exposure in Linbro Park

Position your business for success with this standout property in Linbro Park, Sandton—offering high-visibility frontage and a modern, flexible layout. This premium unit includes a sleek showroom, spacious open-plan offices, and a high-volume warehouse bathed in natural light. Equipped with a reliable three-phase power supply and a large paved yard for truck access and ample parking, it's tailored for efficiency and adaptability in a secure park with 24-hour security.

Strategically located just off the Marlboro offramp, with immediate access to the N3 and major arterial routes, this property ensures smooth logistics and excellent connectivity. Whether you're in distribution, light manufacturing, or a client-facing business,

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes

### Exterior

Security Yes  
Open Parking Bays 20

### Sizes

Floor Size 1,337m<sup>2</sup>  
Land Size 10,000m<sup>2</sup>

