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

911m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref CL13402



**R72,880 pm**

**Gross Monthly Rental** R72,880 Excl. VAT



0



10

## High-Exposure Warehouse with Showroom in Linbro Park – Visibility Meets Functionality

This well-maintained warehouse with showroom and office space is available to let in the sought-after Linbro Park industrial node. Positioned along a prominent main road with excellent exposure and quick access to the N3 highway, the property offers a professional front-facing setup ideal for businesses needing a mix of client-facing areas and functional industrial space. The double-storey office/showroom component is neat and welcoming, creating an ideal flow between admin and operations.

The warehouse features great internal height for vertical storage, plenty of natural light, and a large roller shutter door for easy truck access. The unit runs on 3-phase prepaid electricity and is well-suited for light industrial or distribution businesses. A private

## Features

**Zoning** Industrial

### Interior

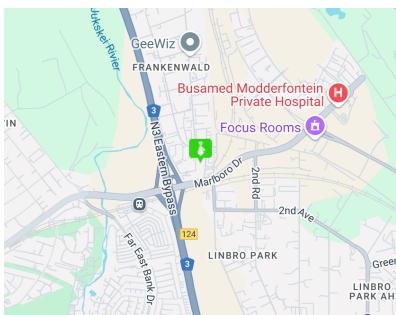
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	10

### Sizes

Floor Size	911m <sup>2</sup>
Land Size	10,000m <sup>2</sup>



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