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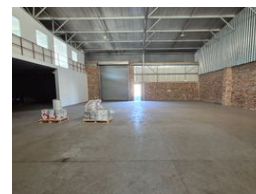
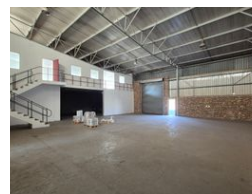
010 0354431

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

1,233m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref TL1337L



R98,640 pm

Gross Monthly Rental R98,640 Excl. VAT



0



15

## Modern Showroom, Office & Warehouse Combo in Prime Linbro Park Location

Elevate your operations with this high-visibility property in Linbro Park, Sandton—perfectly suited for distribution, light manufacturing, or customer-facing businesses. This premium unit features a stylish showroom, spacious open-plan offices, and a bright, high-volume warehouse supported by a robust three-phase power supply. A large paved yard ensures seamless truck access and generous parking, all within a secure business park with 24-hour security.

Ideally positioned just off the Marlboro Drive offramp with direct access to the N3 and key transport routes, this location offers unrivaled connectivity and convenience. Whether you're scaling your business or seeking a strategic hub, this versatile space

## Features

**Zoning** Industrial

### Interior

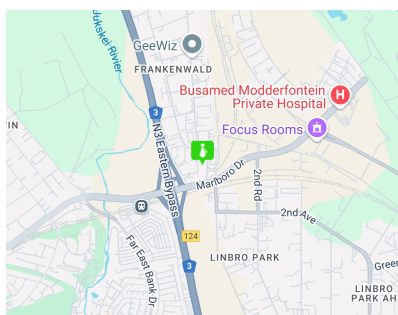
Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	15

### Sizes

Floor Size	1,233m <sup>2</sup>
Land Size	10,000m <sup>2</sup>



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