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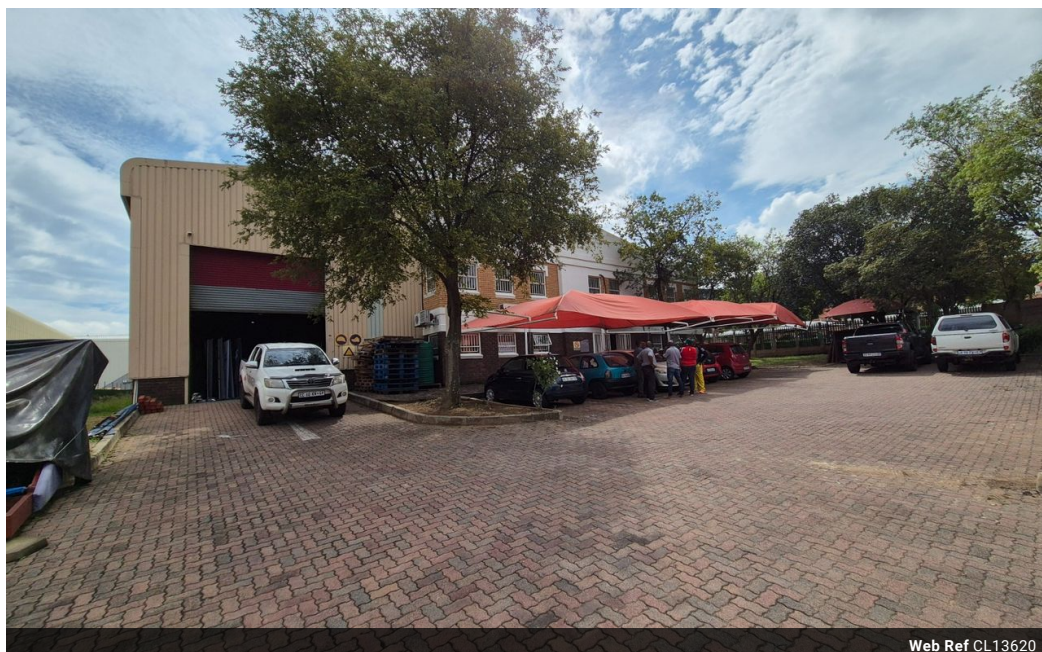
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Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609

1,300m² Warehouse To Let in Linbro Park



Web Ref CL13620



R110,500 pm

Gross Monthly Rental R110,500 Excl. VAT

12 4

Prime Industrial Corner Unit in Linbro Park with Direct Truck Access

Position your business for success in this 1,300m² freestanding industrial property located in the secure and sought-after Linbro Business Park, Sandton. This corner unit offers direct truck access with two entrances and two large roller shutter doors, allowing seamless in-and-out flow. The 910m² warehouse boasts excellent height, natural light, and a powerful 250-amp 3-phase power supply—ideal for manufacturing, storage, or distribution.

The 390m² office component includes a welcoming reception area, spacious boardroom, open-plan upstairs area, and three private offices or breakout rooms. Additional features include neat ablutions for both warehouse and office staff, a private yard, and ample parking for staff and visitors. Backed by 24-hour park security and close to the N3 highway, this property is a smart and secure

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 ²
Land Size	2,500m ²



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