



Tyrone Varga
Principal Property
Practitioner
Registered with PPRA
(FFC 114 321 7)
072 869 3246

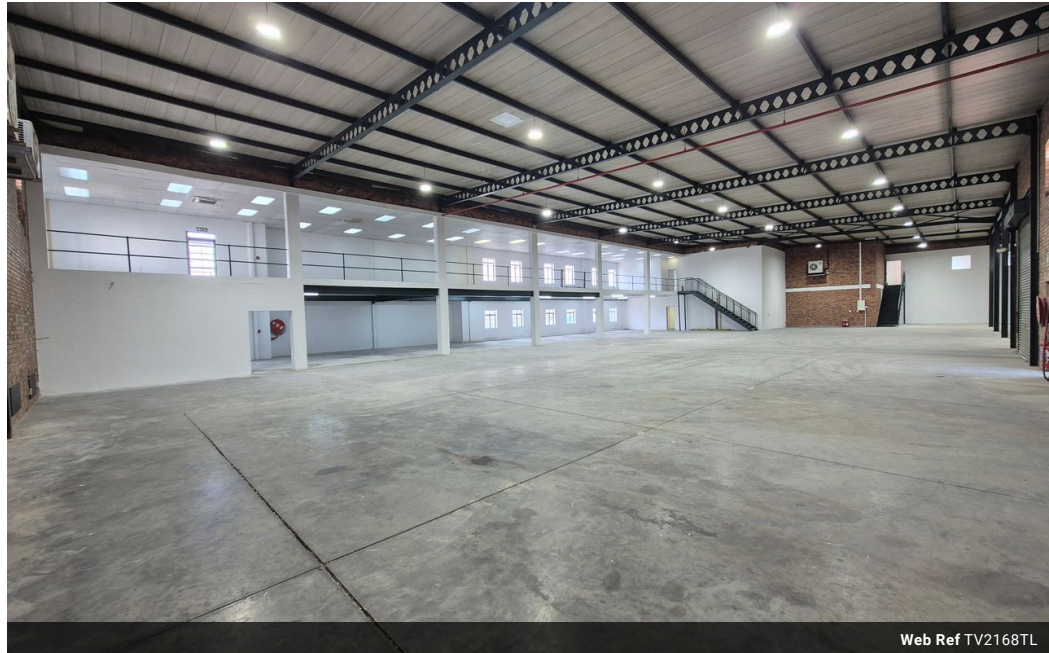
tyrone@newpointproperty.co.za

Contact Head Office

010 0354431

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

2,168m² Warehouse To Let in Linbro Park



Web Ref TV2168TL



R173,440 pm

Gross Monthly Rental R173,440 Excl. VAT

22 5

Newly renovated warehouse with minimal offices and Highway exposure To Let in a secure park

Situated in a secure office park within the sought-after Linbro Business Park, this premium property Faces the N3 highway giving massive exposure and offers exceptional security, functionality, and corporate appeal. The warehouse boasts excellent height, abundant natural lighting, and 250 amps of 3-phase power, ensuring suitability for a wide range of industrial operations. Two large roller shutter doors provide efficient access, complemented by a small paved yard ideal for truck loading and dispatch.

The office component has been white boxed and ready to be designed to tenants specs, featuring multiple boardrooms, open-plan workspaces, private offices, and an optional showroom. Ample ablutions are provided for warehouse staff, while undercover

Features

Zoning Industrial

Interior

Power 3 Phase	Yes
Power Amps	250

Exterior

Security	Yes
Covered Parking Bays	12
Basement Parkings	10
Open Parking Bays	5

Sizes

Floor Size	2,168m ²
Land Size	10,000m ²



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