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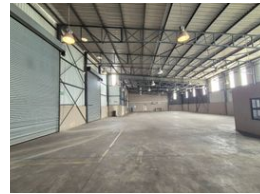
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,600m<sup>2</sup> Warehouse To Let in Linbro Park

NEW



Web Ref CL14245



**R116,800 pm**

**Gross Monthly Rental R116,800 Excl. VAT**



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## Prime Industrial Opportunity in Linbro Business Park

Unlock the full potential of your business with this versatile industrial property in the highly desirable Linbro Business Park. Ideally suited for warehousing or manufacturing, the space boasts high ceilings, abundant natural light, and reliable 3-phase power. Two large roller shutter doors ensure seamless truck access, while the expansive paved yard allows for easy vehicle movement. Inside, the upgraded office component includes private offices, a boardroom, open-plan work areas, and spotless ablutions—designed for comfort and productivity.

Enjoy maximum visibility from the N3 highway and quick, convenient access via the Marlboro off-ramp. Located in a secure, access-controlled park with 24/7 security, this property offers both safety and peace of mind. Ample on-site parking and a

## Features

**Zoning** Industrial

### Interior

Power 3 Phase	Yes
Power Amps	100

### Exterior

Security	Yes
Open Parking Bays	10

### Sizes

Floor Size	1,600m <sup>2</sup>
Land Size	2,500m <sup>2</sup>