



## Tyrone Varga

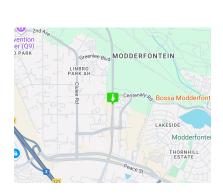
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Contact Head Office

## 010 0354431

Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone













R191,700 pm

Gross Monthly Rental R191,700 Excl. VAT

Monthly Rates R31,950 Excl. VAT





## Premium 2,130m<sup>2</sup> Warehouse with AAA-Grade Offices in Linbro Park

Elevate your operations with this top-tier 2,130m² industrial facility, offering 1,833m² of high-quality warehouse space and 297m² of modern office and ablution areas. Designed for maximum efficiency and safety, the warehouse features a full sprinkler system, excellent natural lighting, two large roller doors, and a spacious paved yard for easy truck access. Set within a secure park with 24-hour access control, it's an ideal base for distribution, logistics, or warehousing.

The sleek AAA-grade offices provide a professional environment for admin teams, complete with premium finishes. Located just off the Marlboro offramp with direct access to the N3 highway, this property offers unbeatable connectivity to Johannesburg's key

## **Features**

Zoning Industrial

InteriorExteriorSizesPower 3 PhaseYesSecurityYesFloor Size2,130m²Power Amps150Open Parking Bays14Land Size3,130m²Building Height15m