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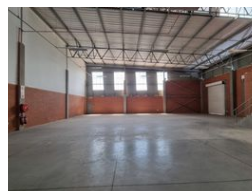
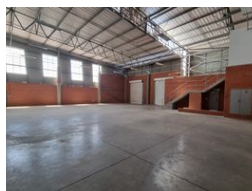
**010 0354431**

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

530m<sup>2</sup> Warehouse To Let in Longlake



Web Ref CL13401



**R41,870 pm**

**Gross Monthly Rental** R41,870 Excl. VAT  
**Monthly Rates** R6,826.4 Excl. VAT  
**Monthly Levy** R11,236 Excl. VAT

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## Prime Warehouse in Longlake's Edge Logistics Park – Secure, Accessible, and Ready to Operate

Position your business for success in this modern warehouse located in the prestigious Edge Logistics complex, Longlake, Sandton. With 24/7 security and direct access to the N3 via Marlboro Road, this location offers exceptional connectivity to Johannesburg's major industrial and commercial nodes—making it an ideal base for logistics, warehousing, or light manufacturing operations.

The unit boasts a high-volume warehouse with excellent height and natural light, along with a large roller shutter door for seamless truck access. A versatile open-plan office or boardroom is included, with the option to add a mezzanine for extra office or storage space. Reliable three-phase power, ample on-site parking, and a secure, professional setting make this property a standout

## Features

**Zoning** Industrial

### Interior

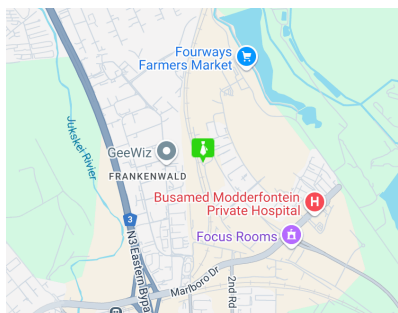
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Open Parking Bays	4

### Sizes

Floor Size	530m <sup>2</sup>
Land Size	10,000m <sup>2</sup>



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