



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



Web Ref CL13726



**R27,176 pm**

**Gross Monthly Rental** R27,176 Excl. VAT  
**Monthly Rates** R4,430.7 Excl. VAT

**Monthly Levy** R6,880 Excl. VAT



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## Modern Industrial Unit in Edge Logistics Park, Longlake – Prime Location & Security

Position your business in this high-quality industrial unit within Edge Logistics Park, Longlake. Offering excellent access to the N3 highway and 24-hour park security, the facility is ideal for distribution, light manufacturing, or warehousing. The warehouse features impressive height, plenty of natural light, a large roller shutter door, and reliable 3-phase power to support seamless operations.

The property also includes a stylish, open-plan office or boardroom area, with the option to add a mezzanine for additional workspace. Convenient on-site parking is available for both staff and clients. Situated just off Marlboro Drive, this location ensures excellent visibility and easy connectivity to major transport routes. Contact us today to secure this versatile and secure industrial

## Features

<b>Building Name</b>	Edge Logistics				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	344m <sup>2</sup>
Power Amps	60	Open Parking Bays	4	Land Size	10,000m <sup>2</sup>

