



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

[tyrone@newpointproperty.co.za](mailto:tyrone@newpointproperty.co.za)

Contact Head Office

**010 0354431**

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

2,130m<sup>2</sup> Warehouse To Let in Longlake

NEW



Web Ref CL13938



**R191,700 pm**

**Gross Monthly Rental** R191,700 Excl. VAT

**Monthly Rates** R31,950 Excl. VAT



0



14

## High-Spec 2,130m<sup>2</sup> Industrial Facility with Prime N3 Access

Position your business for success in this top-tier 2,130m<sup>2</sup> industrial property, offering 1,833m<sup>2</sup> of premium warehouse space with a full sprinkler system, natural lighting, two large roller doors, and a spacious paved yard for effortless truck movement. Located in a secure park with 24/7 access control, it's ideal for logistics, warehousing, or distribution.

The 297m<sup>2</sup> office section boasts sleek AAA-grade finishes, including private offices, boardrooms, and modern ablutions, providing a professional environment for your admin and management teams. With unbeatable access to the N3 via the Marlboro off-ramp,

## Features

**Zoning** Industrial

### Interior

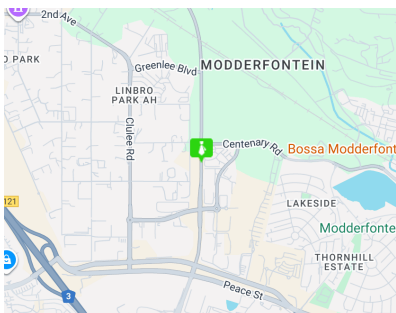
Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
Open Parking Bays	14

### Sizes

Floor Size	2,130m <sup>2</sup>
Land Size	3,130m <sup>2</sup>
Building Height	15m



<https://www.newpointproperty.co.za>