



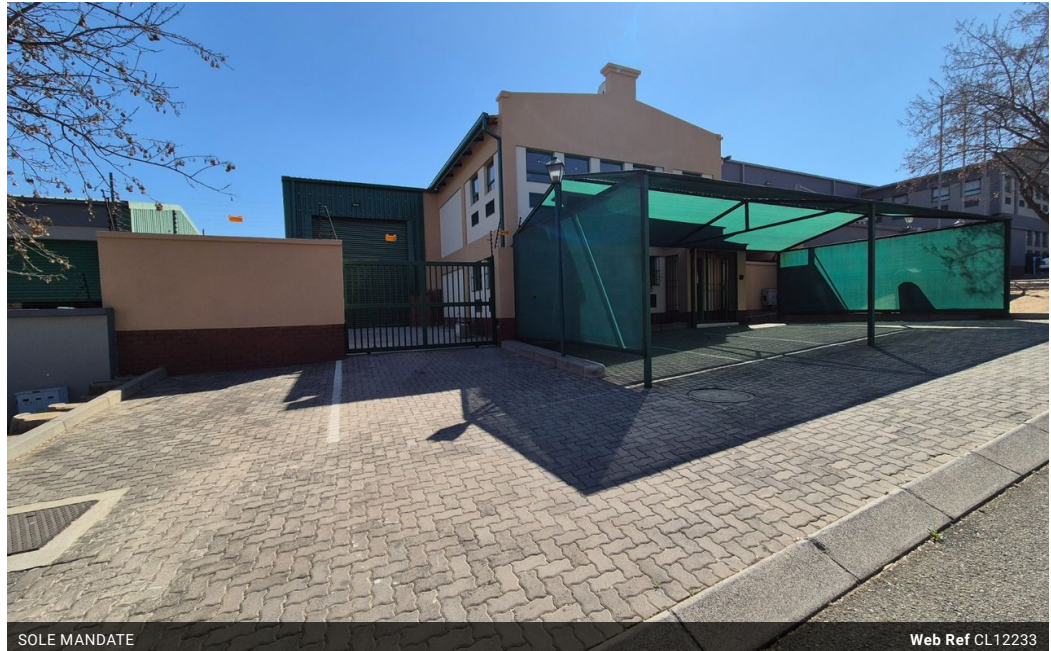
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Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609



SOLE MANDATE

Web Ref CL12233



R3,921,500

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Modern Industrial Property in Secure Linbro Park – Perfect for Your Business Needs

Discover this freshly updated industrial property, ideally located just off the N3 highway for easy access and excellent visibility. Situated within a secure estate with 24-hour armed security, the property features a private yard, a 5-meter roller door for direct truck access, and 80 amps of three-phase power, making it suitable for a range of industrial uses.

The modernized office space is fully tiled and repainted, offering a contemporary professional atmosphere. With ample bathrooms, a shower for staff, and generous parking for both staff and visitors, this facility combines functionality and comfort. Don't miss the opportunity to secure this prime, well-maintained industrial space in Linbro Park, a highly sought-after location for

Features

Zoning Industrial

Interior

Power 3 Phase	Yes
Power Amps	80

Exterior

Security	Yes
Covered Parking Bays	4
Open Parking Bays	3

Sizes

Floor Size	341m ²
Land Size	491m ²

