# NEWPOINT PROPERTY GROUP



#### Tyrone Varga

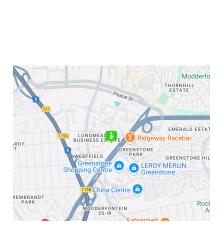
Principal Property Practitioner Registered with PPRA (FFC 114 321 7) 072 869 3246

tyrone@newpointproperty.co.za

Contact Head Office

### 010 0354431

Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone













R88,400 pm

Gross Monthly Rental R88,400 Excl. VAT





## Prime Showroom & Warehouse Space in Longmeadow – 1,105m<sup>2</sup>

Position your business for success with this versatile 1,105m² property in Longmeadow, featuring a 437m² open-plan showroom or office space and a 668m² warehouse. Situated on a main road, the property offers excellent exposure and easy accessibility, enhancing your brand's visibility. A small paved yard and over 20 parking bays provide ample space for staff and visitors, making it ideal for businesses needing a blend of office and industrial functionality.

The warehouse is designed for efficiency with impressive height, abundant natural light, and 3-phase power to support diverse operational requirements. Neat, modern offices overlook both the showroom and warehouse, ensuring a well-connected and productive workspace. Located just off the N3 highway and minutes from Greenstone Mall, this property offers unmatched

#### **Features**

Zoning Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Open Parking Bays	20	Floor Size	1,105m <sup>2</sup>
Power Amps	60			Land Size	3.000m <sup>2</sup>