NEWPOINT PROPERTY GROUP



Tyrone Varga

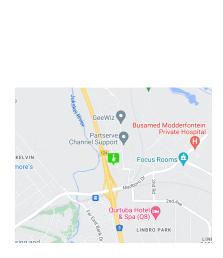
Principal Property Practitioner Registered with PPRA (FFC 114 321 7) 072 869 3246

tyrone@newpointproperty.co.za

Contact Head Office

010 0354431

Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone













R169,104 pm

Gross Monthly Rental R169,104 Excl. VAT Monthly Rates R24,520.1 Excl. VAT

Monthly Levy R22,764 Excl. VAT





2 168sqm Neat Warehouse/Office To Let with highway exposure in Linbro Park

Located in a secure office park within Linbro Business Park, this property provides enhanced security and comfort. The 1,067m² warehouse features good height, natural lighting, and 250 amps of 3-phase power, making it ideal for various industrial needs. Access is streamlined with two large roller doors, and a small paved yard offers convenient truck loading.

The office space, spanning 1,100m², is impeccably maintained and includes multiple boardrooms, open-plan areas, single offices, and an optional showroom. The property offers ample ablutions for warehouse staff and undercover parking for both staff and visitors. Conveniently situated just off the N3, it provides excellent exposure to the highway, boosting your business's visibility and

Features

Industrial

Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	2,168m ²
Power Amps	250	Covered Parking Bays	30	Land Size	10,000m ²
		Basement Parkings	10		
		Open Parking Bays	10		