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



Web Ref CL12235



R485,370 pm

Gross Monthly Rental R485,370 Excl. VAT

0 20

## Brand-New AAA-Grade Warehouse in Secure Linbro Park Estate

This newly built industrial facility in Linbro Park offers a top-tier warehouse designed for efficiency and seamless operations. Featuring five large roller doors—one on-grade and four dedicated to loading bays—this space ensures smooth logistics and distribution. With impressive height, abundant natural light, a full sprinkler system, and three-phase power, the warehouse is perfectly suited for a range of industrial applications, from storage and distribution to light manufacturing.

The AAA-grade office component is fully customizable to meet your specific business needs, providing flexibility and modern functionality. A spacious paved private yard allows for easy truck maneuverability, enhancing efficiency for logistics and interlink

## Features

**Zoning** Industrial

### Interior

|               |     |
|---------------|-----|
| Power 3 Phase | Yes |
| Power Amps    | 500 |

### Exterior

|                   |     |
|-------------------|-----|
| Security          | Yes |
| Open Parking Bays | 20  |

### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 5,393m <sup>2</sup> |
| Land Size  | 9,806m <sup>2</sup> |

