



**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



Web Ref CL12474



R279,000 pm

Gross Monthly Rental R279,000 Excl. VAT

0 20

## Cutting-Edge Industrial Development in Longlake/Linbro Park

Seize the opportunity to secure a next-generation industrial facility in the sought-after Longlake/Linbro Park district of Sandton. Available from August 1, 2024, this innovative development offers fully customizable spaces to meet the unique needs of modern businesses. The high-tech warehouse boasts an impressive 15-meter height, abundant natural light, and multiple roller doors with loading bays for streamlined logistics. A powerful three-phase electrical supply and an expansive paved yard ensure seamless operations, making this facility ideal for distribution, manufacturing, and storage.

The development also features premium office spaces with a tenant installation allowance, allowing businesses to tailor their

## Features

**Zoning** Industrial

### Interior

Power 3 Phase	Yes
Power Amps	200

### Exterior

Security	Yes
Open Parking Bays	20

### Sizes

Floor Size	3,100m <sup>2</sup>
Land Size	6,000m <sup>2</sup>
Building Height	15m

