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

341m<sup>2</sup> Warehouse To Let in Linbro Park



SOLE MANDATE

Web Ref TL341LI



**R32,395 pm**

**Gross Monthly Rental** R32,395 Excl. VAT

4 1

Sole mandate - Free standing mini unit To Let inside Linbro business park

Neat, free-standing warehouse of 341m<sup>2</sup> located in sought-after Linbro Business Park, offering 24-hour security and controlled access. The warehouse boasts excellent height and natural lighting, with 80 amps of 3-phase power and a large 5m roller shutter door, allowing trucks to drive directly into the warehouse. A small yard in front of the roller door provides convenient parking for a delivery vehicle.

The offices have just been repainted and retiled, presenting a clean and professional image. Office layout includes a small reception and five spacious private offices. The property includes ample ablution facilities with toilets and a shower, plus a large, functional kitchen. There are five dedicated parking bays in front of the unit. This well-maintained property is ideal for light

## Features

**Zoning** Industrial

### Interior

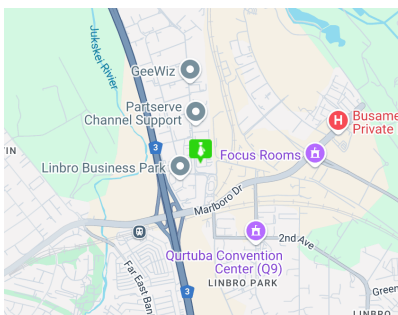
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes  
Covered Parking Bays 4  
Open Parking Bays 1

### Sizes

Floor Size 341m<sup>2</sup>  
Land Size 491m<sup>2</sup>



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