



**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 TV401TLE



R31,679 pm

**Gross Monthly Rental** R31,679 Excl. VAT  
**Monthly Rates** R5,164.9 Excl. VAT  
**Monthly Levy** R8,020 Excl. VAT

0 4

Secure unit To Let with good truck access

This unit is situated in the sought after complex of Edge logistics in longlake, the complex offers 24 hour security and is just off the N3 highway. Leading into the warehouse is a large roller door big enough for trucks to pull all the way in. The warehouse has good height and natural lighting as well as 3 phase power making the unit ideal for a storage and distribution or light manufacturing business.

The unit has ample parking for staff and ample parking for visitors. The unit has a small office component with a small open plan office or boardroom as well as a mezzanine level that can be used for a additional office or additional storage. Longlake is an

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 80

### Exterior

Security Yes  
Open Parking Bays 4

### Sizes

Floor Size 401m<sup>2</sup>  
Land Size 10,000m<sup>2</sup>

