

**Sandton, Gauteng**  
**Prime Warehouse Opportunity In Linbro Park**



An exceptional development opportunity is now available in the highly sought-after Linbro Park area. Two of the three units on offer are sized at 6,150m<sup>2</sup> each and are located within a secure business park. As a tenant-driven development, these warehouses will be ready within eight months of lease signing, allowing tenants to design spaces tailored to their unique needs. The advertised rental rates reflect net amounts, with operational costs billed separately, presenting an ideal opportunity to customize your facility from the ground up.

Linbro Park is one of Gauteng's premier business nodes, strategically situated in Sandton and home to numerous large and international companies. The area offers unparalleled connectivity with easy access to major highways, including the N3, via London Road and Modderfontein Road, making it an excellent choice for businesses seeking a prime industrial location.

**R531,975 PM**  
**excl. VAT & Utilities**  
 price per m<sup>2</sup>: R86

**FEATURES**

Gross Monthly Rental Available From	R531,975 Excl. VAT
Lease Period	Negotiable
	48 months
Building Size (m <sup>2</sup> )	6150
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO. COM20941**

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 for more information about this property



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