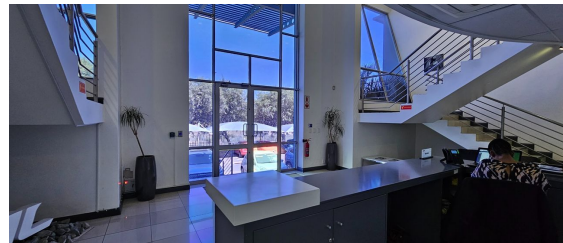
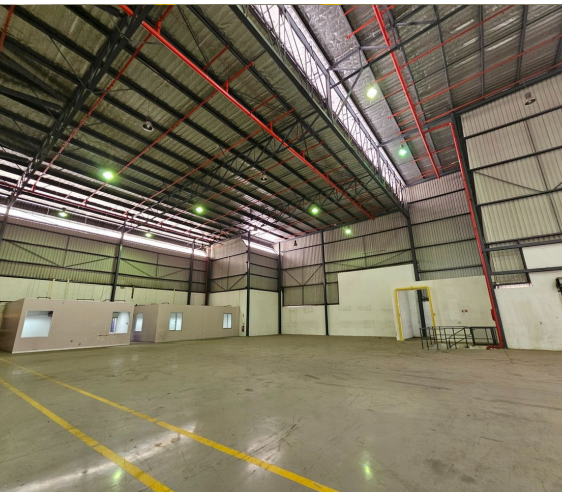
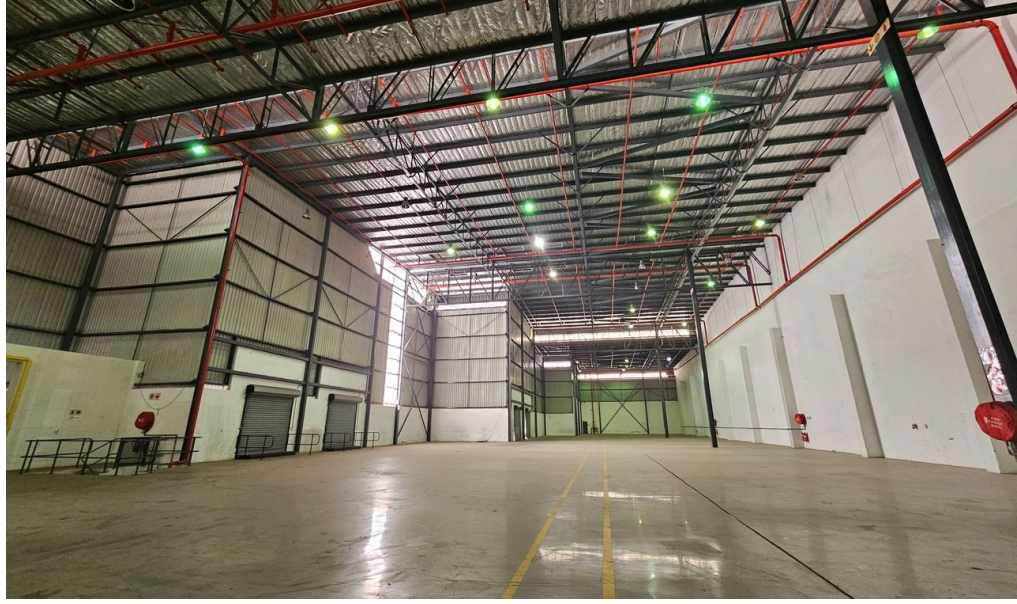


Sandton, Gauteng

Spacious Industrial Facility For Rent In Linbro Park



Nestled in the vibrant industrial hub of Linbro Park, this impressive building spans a total of 5,056m², offering a versatile space to suit various business needs. The expansive warehouse, covering 2,493m², features a ceiling height of approximately 12 meters and includes 4 roller shutter doors, with 2 at dock height and 2 O-grade doors. This makes it an ideal space for storing, sorting, and distributing goods. The building's strategic highway frontage ensures maximum brand visibility and presence, providing an excellent location for your business.

The property also offers a sophisticated office area of 1,276m², designed with modern elements and ample natural light, fostering an environment of productivity and collaboration. Beneath the office space, the basement production area spans 1,287m², providing an additional layer of functionality. Please note that the rental amount is net, with operational costs of approximately R15 per square meter applicable.

R353,920 PM

excl. VAT & Utilities

price per m²: R70

FEATURES

Gross Monthly Rental Available From Lease Period	R353,920 Excl. VAT Immediately Negotiable
Building Size (m ²)	5056
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO.
COM21671

Go to 3cubeproperty.co.za
for more information about this property



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