

Sandton, Gauteng

**Office & Warehouse In
Secure Linbro Business Park**



Located within the highly sought-after Linbro Business Park, this warehouse features a large office component fitted to AAA-grade standards. It includes two large on-grade roller shutter doors for easy access and a well-sized yard that can accommodate small to medium trucks. The business park is renowned for its prime location in the Sandton industrial node, home to many large and international businesses. With 24-hour security patrols and a single entrance and exit, Linbro Business Park offers a secure environment. The property enjoys excellent accessibility, with easy access to the N3 highway, M1, K133, and is just 2km from the Marlboro Gautrain station.

R128,000 PM

excl. VAT & Utilities

price per m²: R65

FEATURES

Gross Monthly Rental Available From Lease Period	R128,000 Excl. VAT Negotiable Negotiable
Building Size (m ²)	1600
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.
COM22178**

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