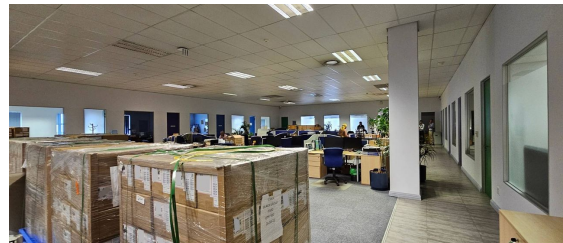
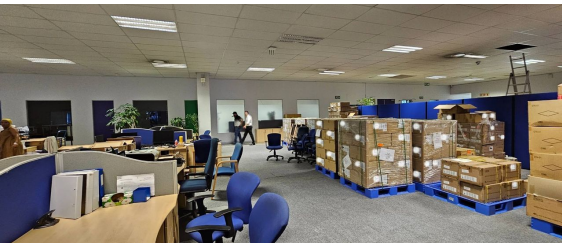
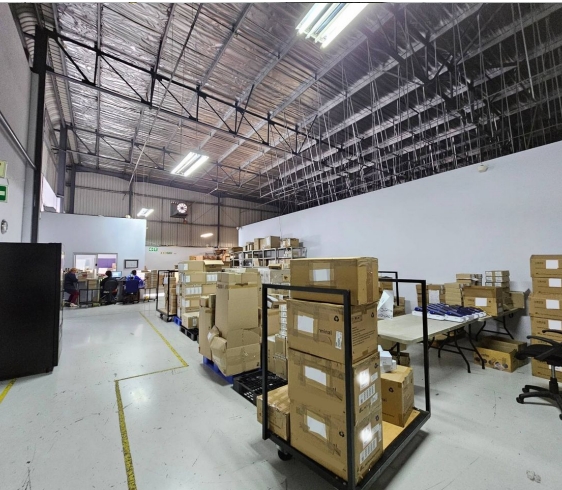


Sandton, Gauteng

A Grade Warehousing Available in Linbro Park Sandton



This warehousing facility is available immediately. Warehousing of 2,195m², with a good sized office component of 510m². The warehouse has a good height to the eaves, two roller shutters, one at dock height and one with ramp access. Power supply to the premises is 520amps 3 phase. 1,659m² basement area accommodating for 54 bays, as well as an additional 16 covered bays. PLEASE NOTE THIS IS A NET RENTAL - CURRENT OPS COSTS ARE R69,000.00 per month.

Linbro Business Park is one of the most highly sought-after business parks within Gauteng. It has one entrance and exit, with 24-hour security which constantly patrols. This Sandton industrial node is home to many large and international business. It has easy access to the N3 highway, M1 and the K133, as well as being 2km from the Marlboro Gautrain.

R220,000 PM

excl. VAT & Utilities

price per m²: R81

FEATURES

Gross Monthly Rental Available From Lease Period	R220,000 Excl. VAT Immediately 36 months
Building Size (m ²)	2705
Zoning	Industrial
Security	No
Covered Parkings	16
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	520
Air Conditioning	Yes

WEB REFERENCE NO. COM22428

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



CONTACT
CASSANDRA DELACOVIA

071 895 8267 / (010) 3006441

cassie@3cubeproperty.co.za