



**R90 p/m<sup>2</sup>**

Web Ref 1002155

## PROPERTY FEATURES

106 Parking Spaces

### Warehouse for rent

Attractive Rental (neg\* on a 5yr lease) & Negotiable Tenant Incentive BEST HIGHWAY VISIBILITY IN GAUTENG A prime commercial facility available to let in the very sought after Linbro Business Park which offers excellent visibility on the N3 highway. This facility is perfect for that "AAA" corporate image comprising of prime offices, a showroom area and warehouse space with amenities. There are 3 drive in roller shutter doors, 2 loading bays a fire sprinkler system and ample parking. Height to the eaves is 9m and 12.25m in between the monitors. ·Fully Refurbished · Electric Fence ·Immaculate Offices

- Showroom Facility
- Ample Parking
- Stand Alone Security Control Room

Warehouse with Great Height, Natural Light & Fire Sprinkler System  
 TOTAL USABLE AREA: 8 760 m<sup>2</sup> Offices - 1 170 m<sup>2</sup> Factory - 5 700 m<sup>2</sup>  
 Showroom/Offices - 1 500 m<sup>2</sup> Guard House - 10 m<sup>2</sup> Canopy - 380 m<sup>2</sup>  
 TOTAL SITE AREA: 13 087 m<sup>2</sup> TOTAL POWER ON SITE: 500kva

ERF Size 13,087 m<sup>2</sup>  
 Building Size 8760m<sup>2</sup>

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