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Web Ref CLA155



**R83 per m<sup>2</sup>**

**Gross Monthly Rental** R707,245 Excl. VAT

**Monthly Rates** R60,754.7 Excl. VAT

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A large prime & secure logistics facility with great N3 access and superior eaves height

This is a stunning, A-grade, secure, prime logistics facility in Linbro Logistics Park, with great access to the N3 Highway via Marlboro off-ramp, superior height to eaves and a huge yard space. The total floor area is 8470 sqm. The warehouse component is 8060 sqm in extent. The office component is 410 sqm in extent, comprising ground & mezzanine floors. There are ample open & covered parking bays. The facility is protected by a 24 hour manned access control protocol.

The office component boasts a neat corporate facade. A wheelchair ramp leads up to the main office entrance. The ground floor comprises a double volume foyer, a large reception & open plan office, disabled persons' bathroom, sickbay & under stair

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Security Yes  
Covered Parking Bays 3  
Open Parking Bays 18

#### Sizes

Floor Size 8,470m<sup>2</sup>

#### Extras

24 Hour Access Electric Fencing Guard House Air Conditioning Unit Security Complex Sprinkler System Wheelchair Accessible Rollup

