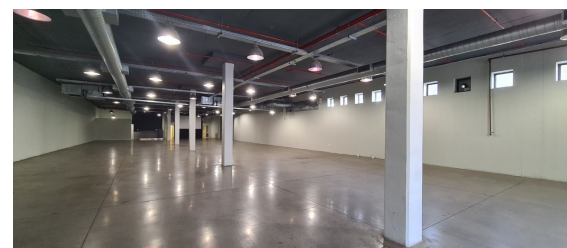
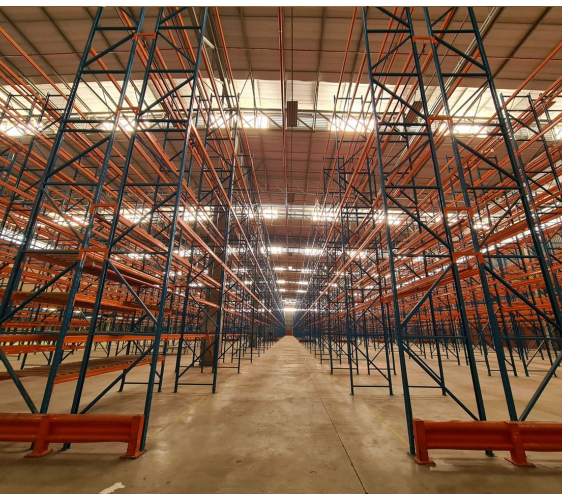




**Johannesburg, Gauteng**

Highway Facing - Located within the secure Longmeadow West node of Longmeadow Business Estate



Prime Warehousing Facility Located in Longmeadow Holding Exceptional N3 Highway Frontage. Easy highway access to both the London and Modderfontein on and off-ramps. Making it the ideal headquarters for a storage and logistics company. Warehouse space of 8,357m<sup>2</sup> with an additional 2,305m<sup>2</sup> of mezzanine. Roughly 13m to the eaves, holding 650amps 3 phase electricity - with capacity up to 800amps. 7 Roller shutters, 4 with dock levellers, 2 at dock height and one on-grade ramp. Currently fully racked, with sprinklers throughout the warehouse - the racking may potentially be sold to the new tenant. Office and canteen spaces totalling 1,604m<sup>2</sup> with storage of 808m<sup>2</sup>. 136 parking bays and excellent signage opportunities.

Longmeadow is the home to many well-known and international companies. This hub has developed vastly over the past few years and has become a truly sought-after business address, due not only to, it's stature but it's locality as well. OR Tambo Airport is a mere 15km away, as well as Sandton and Midrand being close in range as well. Close proximity to the N3 highways, as well as the R25. With many amenities such as Greenstone Mall, Stoneridge and Busamed private hospital.

**R1,020,864 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R78

**WEB REFERENCE NO.**  
**COM19869**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



**FEATURES**

Gross Monthly Rental Available From Lease Period	R1,020,864 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	13088
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	800
Air Conditioning	Yes

**CONTACT**  
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