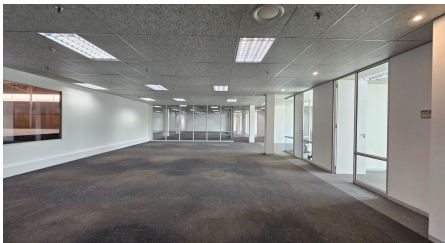
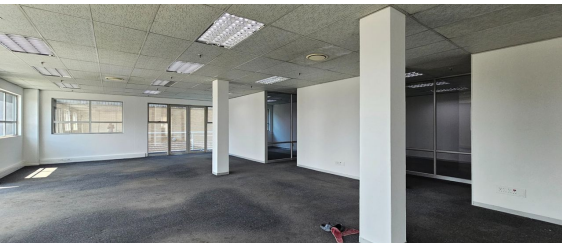




Johannesburg, Gauteng

**Modern Logistics Warehouse
TO LET in Prestigious
Longmeadow Business
Estate**



This modern logistics warehouse is located in the prestigious Longmeadow Business Estate, offering prime visibility from the N3 freeway. The facility boasts excellent warehouse height, eight large roller shutter doors—six at dock height (three equipped with dock levelers) and two with ramp access—enhanced by canopies for efficient offloading. The property features a generously sized yard designed for superlink trucks, ensuring seamless access and maneuverability. Additional highlights include rooftop sprinklers with integrated pumps and tanks, ample parking for staff and visitors, and a well-appointed office component with abundant natural light. The double-story office section is currently undergoing refurbishment. Please note, the listed rental is a net rate, with operational costs excluded.

Longmeadow Business Estate has become a highly sought-after location, hosting numerous prominent local and international companies. Its appeal stems not only from its prestige but also its strategic location. OR Tambo International Airport is just 15 km away, with Sandton and Midrand also within easy reach. The estate is conveniently situated near major highways, including the N3 and R25, and benefits from proximity to amenities such as Greenstone Mall, Stoneridge Centre, and the Busamed Private Hospital.

R575,325 PM
excl. VAT & Utilities
price per m²: R75

FEATURES

Gross Monthly Rental Available From Lease Period	R575,325 Excl. VAT Immediately Negotiable
Building Size (m ²)	7671
Zoning	Industrial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO.
COM20911**

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



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