



Johannesburg, Gauteng

**Striking Highway Facing
Premises TO LET
Longmeadow**



Available from July 2025, this prime property is located within the highly sought-after Longmeadow Business Estate, directly along the N3 highway. Offering exceptional security and accessibility, the premises boast strategic proximity to two off-ramps and three on-ramps, making it a logistical dream. The property features ample yard space with full reticulation, 903m² of premium office space, and a 3,083m² warehouse. This is an unparalleled opportunity for businesses looking to establish themselves in a premier industrial location.

Longmeadow Business Estate has become a hub for renowned local and international companies, solidifying its status as a prestigious business address. Its prime location is just 15km from OR Tambo International Airport, with Sandton and Midrand also within easy reach. The estate offers seamless access to the N3 highway and R25, as well as proximity to top-tier amenities, including Greenstone Mall, Stoneridge Centre, and Busamed Private Hospital. This dynamic area continues to grow, making it the ideal choice for businesses seeking both convenience and prominence.

POA

FEATURES

Gross Monthly Rental Available From	R277,470 Excl. VAT
Lease Period	July 1, 2025 Negotiable
Building Size (m ²)	3986
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM21361

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