

 **Linbro**  
BUSINESS PARK  
*52 SATURN CRESCENT*



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# BEST HIGHWAY VISIBILITY IN GAUTENG

- Fully Refurbished
- Immaculate Offices
- Ample Parking
- Warehouse with Great Height, Natural Light & Fire Sprinkler System
- Electric Fence
- Showroom Facility
- Stand Alone Security Control Room

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.

ERF 128 FRANKENWALD EXT 25	
AREA SCHEDULE	
GROUND FLOOR SHOWROOM & OFFICES	1500m <sup>2</sup>
OFFICES FIRST FLOOR & SECOND FLOOR	1170m <sup>2</sup>
WAREHOUSE	5700m <sup>2</sup>
GUARDHOUSE	10m <sup>2</sup>
CANOPY LOADING AREA	380m <sup>2</sup>
<b>TOTAL AREA</b>	<b>8760m<sup>2</sup></b>

ERF 128 FRANKENWALD EXT 25	
FLOOR AREAS	
<b>GROUND FLOOR</b>	
SHOWROOM & STORAGE	1500m <sup>2</sup>
<b>FIRST FLOOR</b>	
OFFICES & BALCONIES	570m <sup>2</sup>
STAIRWELL	25m <sup>2</sup>
WAREHOUSE	5200m <sup>2</sup>
ABLUTIONS IN WAREHOUSE	500m <sup>2</sup>
GUARDHOUSE	10m <sup>2</sup>
CANOPIED COVERED LOADING AREA	380m <sup>2</sup>
<b>SUB TOTAL GROUND FLOOR</b>	<b>8185m<sup>2</sup></b>
<b>SECOND FLOOR</b>	
OFFICES	550m <sup>2</sup>
STAIRWELL	25m <sup>2</sup>
<b>SUB TOTAL SECOND FLOOR</b>	<b>575m<sup>2</sup></b>
<b>TOTAL BULK AREA</b>	<b>8760m<sup>2</sup></b>

COVERAGE	
TOTAL SITE AREA	13 087m <sup>2</sup>
COVERAGE	6029m <sup>2</sup>
COVERAGE PROVIDED AS %	46%
COVERAGE ALLOWED AS %	60%
BULK	
SITE AREA	13 087m <sup>2</sup>
BULK	8760m <sup>2</sup>
BULK PROVIDED AS FACTOR	0.67
BULK PROVIDED ALLOWED	0.5
*NOTE PARKING EXCLUDED	
PARKING	
PARKING PROVIDED	106 BAYS
PARKING REQUIRED	94 BAYS
POWER	
POWER AVAILABLE	500KVA



**SITE**

\*Information in these documents are subject to change without notice



***WAREHOUSE***



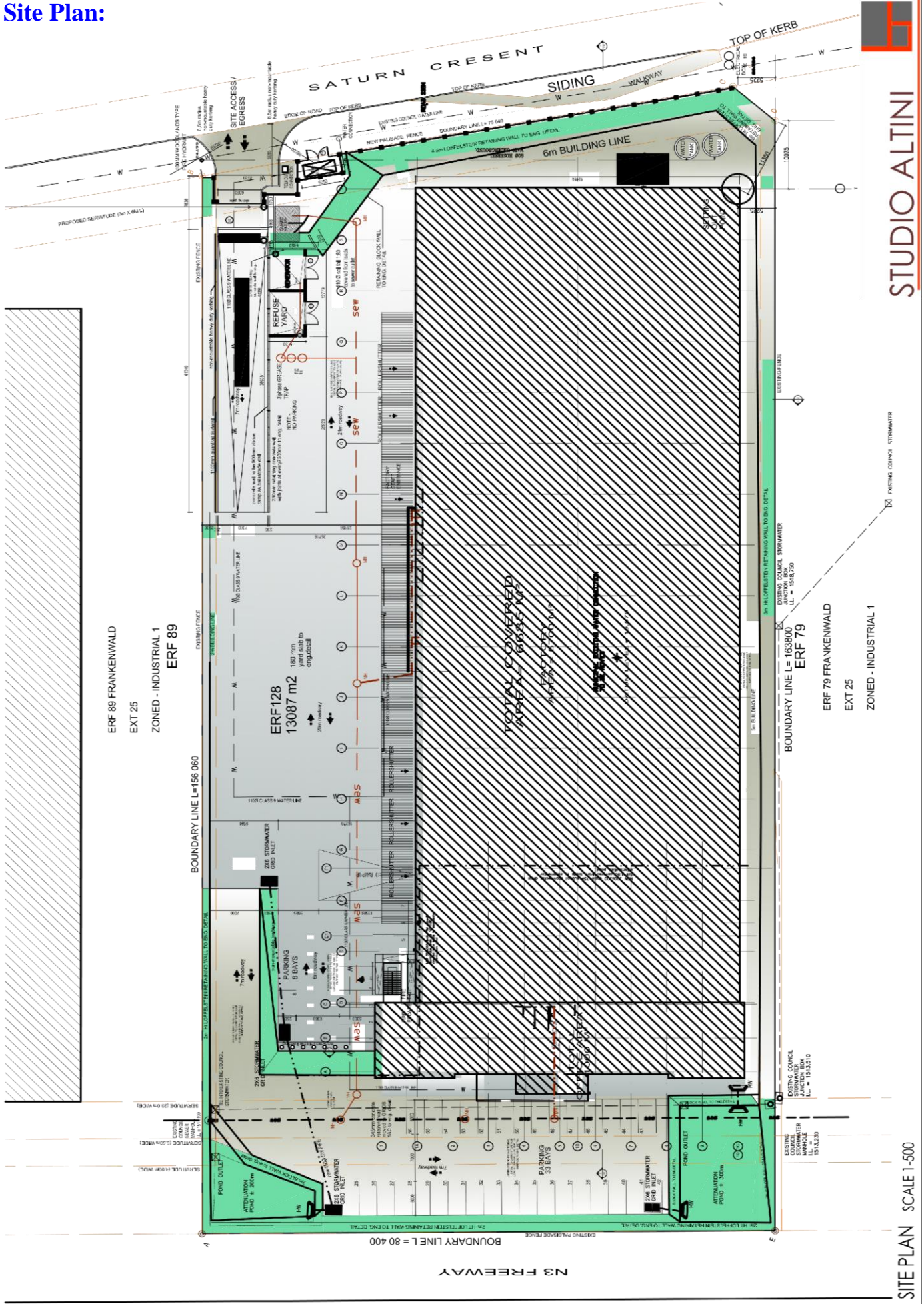
***SHOWROOM***

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Site Plan:

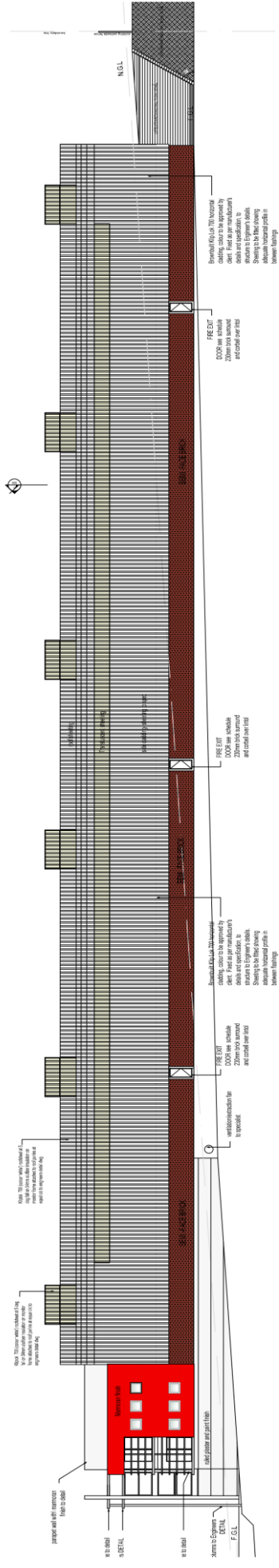


STUDIO ALTINI

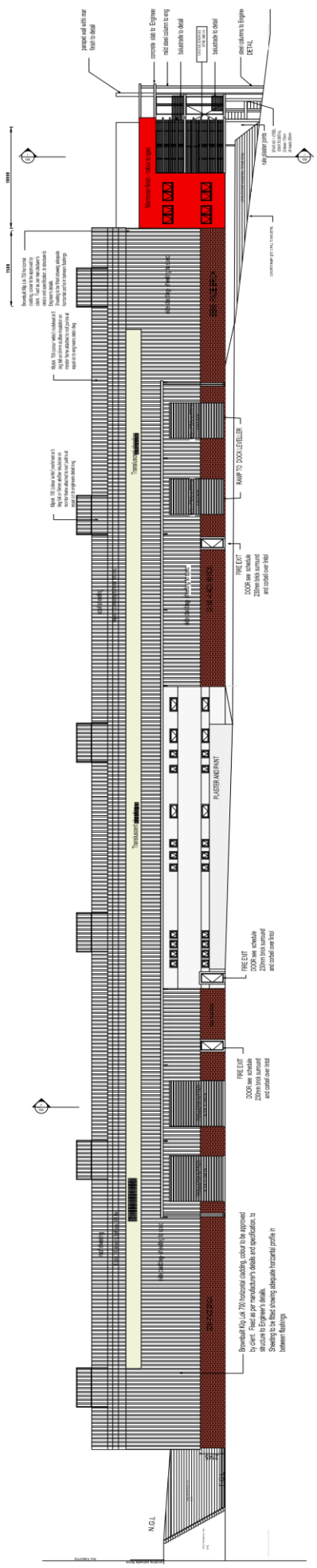
SITE PLAN SCALE 1-500

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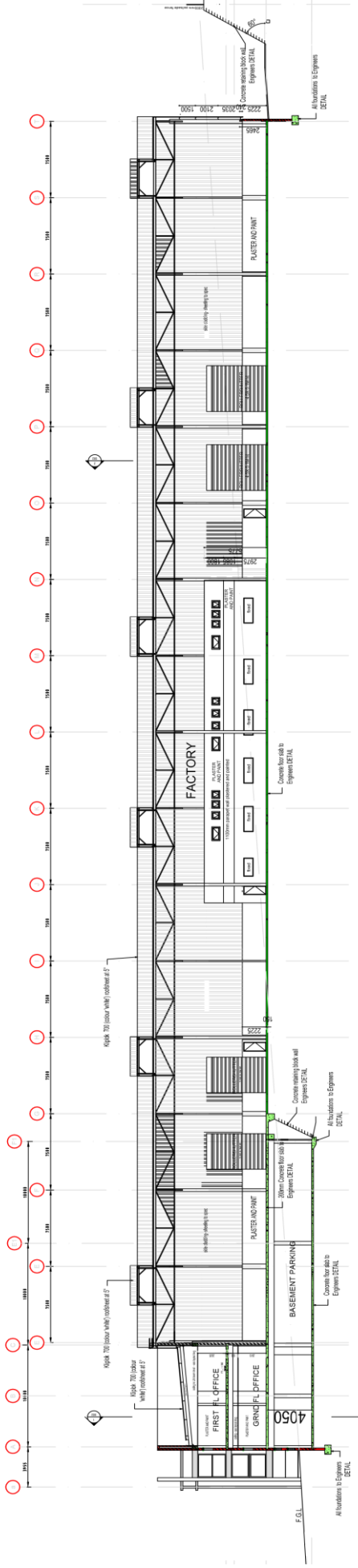
Elevations:



**EAST ELEVATION** scale 1-400



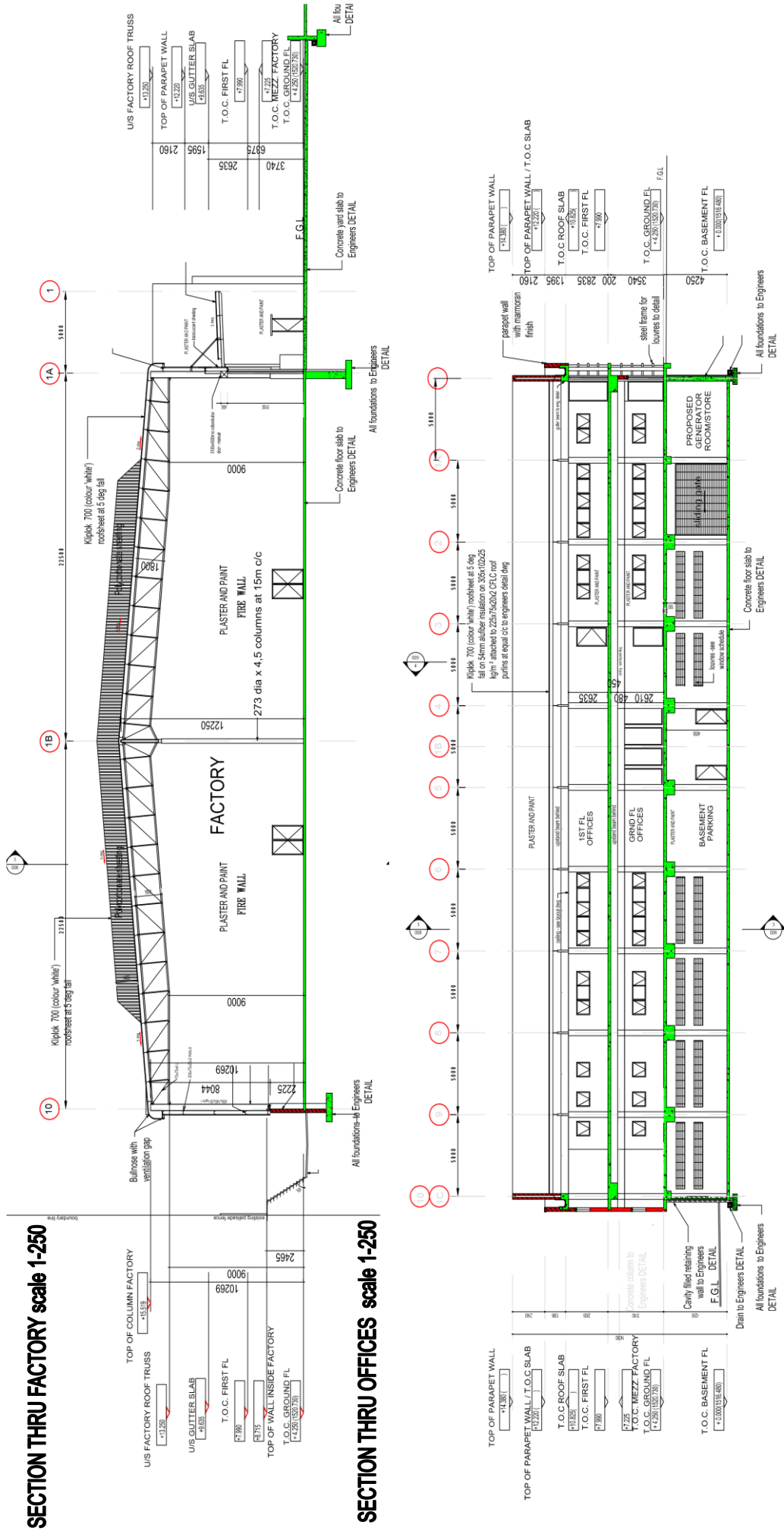
**WEST ELEVATION** scale 1-400



**TYPICAL SECTION** scale 1-400

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Sections:



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