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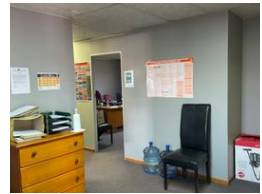
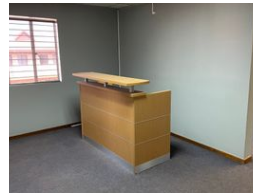
Building 13 First Floor  
Cambridge Office Park  
5 Bauhinia Street  
Highveld Technopark  
Centurion  
0157

108m<sup>2</sup> Office Sold in Die Hoewes



SOLE MANDATE

Web Ref CL416



**R795,000**

Monthly Levy R3,430 Excl. VAT

Monthly Rates R3,430 Excl. VAT

2 3

DO NOT RENT, GET YOUR OWN OFFICE SPACE AT THE BEST PRICE IN TOWN!

\*\*\* SOLE MANDATE \*\*\*

This PERFECTLY LOCATED, READY-TO-MOVE-IN office is situated within WALKING DISTANCE from the GAUTRAIN station, in a SECURE OFFICE COMPLEX. This 108 SQM office space is located on the first floor in an IMMACULATE condition.

Featuring a RECEPTION area; THREE AIR-CONDITIONED OFFICES, one with a SPACIOUS SAFE; a BOARDROOM or OPEN-PLAN office that opens up to a BALCONY, as well as its own KITCHENETTE and BATHROOM FACILITIES, its perfect for a SMALL BUSINESS or SATELLITE OFFICE. The property also includes TWO UNDERCOVER CARPORTS and THREE OPEN PARKING BAYS, ample visitors' parking next to the building. In good condition with carpet flooring, big windows with blinds, Fibre Connectivity, and

## Features

<b>Building Name</b>	Building 13				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	108m <sup>2</sup>
		Covered Parking Bays	2		
		Open Parking Bays	3		

### Extras

Electric Fencing 24 Hour Access Guard House Security Estate Air Conditioning Unit Balcony