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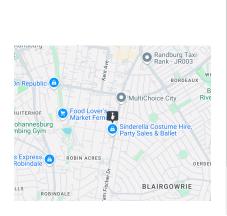


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R3,800,000

Monthly Rates R10,608 Excl. VAT





## PRIME LOCATION - COMMERCIAL PROPERTY

Welcome to the well-maintained commercial property, zoned specifically for B-class office use and offering diverse configurations of internal spaces.

The layout is perfect for flexible work spaces, virtual offices, serviced offices, and multiple business use.

Prime location with easy access to Randburg CBD and Sandton, close to major and arterial routes, and prime businesses.

UNDER ROOF AREA:

- OFFICE SPACE = 466m<sup>2</sup>
- Outbuildings = 36m² (flatlet) + 7m² (storage)

The property currently offers the following arrangement of spaces:

- Reception area
- Large boardroom, with pub area
- Eleven spacious, private officesTHREE open plan office AREAS

Commercial

- A utilities area

## **Features**

Zoning

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	509m²
Power 3 Phase	Yes	Covered Parking Bays	12	Land Size	1,890m²
		Open Parking Bays	5		