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UNDER OFFER



SOLE MANDATE

Web Ref CL1348



**R1,300,000**

Monthly Rates R700 Excl. VAT

7 8

## PRISTINE OFFICES WITH GREAT EXPOSURE

PRISTINE WELL SECURED STAND ALONE NEWLY RENOVATED OFFICES WITH GREAT EXPOSURE.

Located on one of the busiest arterials in Boksburg, which services the East Rand, Midrand, and Pretoria Ares.

### SALIENT FEATURES:

- Warm and Welcoming Reception Area with a separate Waiting Room Area.
- Six (6) Spacious Offices with Excellent Natural Light.
- Three (3) Ablutions with Shower facilities.
- Modern Kitchen with Built in Hob and Under Counter Oven.
- Entertainment Area with built In Braai Facilities.
- Low Maintenance Garden allows for tranquil setting.
- Motorized Gate.
- Off the Street Parking for Ten (10) vehicles with Seven (7) Under Roof.
- Premises is well secured and fully alarmed with an Alarm System that can be accessed remotely.
- Good and Easy access to Public Transport Infrastructure.

Currently at an UNBELIEVABLE

## Features

**Title** Freehold  
**Zoning** Mixed Use

### Interior

Floor Loading Cap. 30 Tn/m<sup>2</sup>  
Power Amps 60

### Exterior

Security Yes  
Covered Parking Bays 7  
Open Parking Bays 8  
Parking Ratio 2 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 200m<sup>2</sup>  
Land Size 545m<sup>2</sup>  
Building Height 5m

### Extras

Built-in Wardrobes Covered Parking Pets Allowed Private Garden Security Study Barbecue Area Conference Room

