

# R5,850,000

BOTHA AVENUE | LYTTTELTON MANOR | CENTURION

 **800 m<sup>2</sup>**

BOTHA AVENUE | 800 SQUARE METER SHOWROOM FOR SALE ON 1,487 LAND | LYTTTELTON MANOR | CENTURION

GENERATOR AVAILABLE

The showroom for sale is situated on 90 Botha Avenue, in the thriving commercial area of Lyttelton Manor. The 800 square meter showroom can house 30 cars with 2 boardrooms, 2 storage rooms, 3 closed office components, open-plan areas, a walk in safe, a dedicated a kitchen and ablutions. The working space is fitted with tiled and carpeted flooring and large windows with blinds, allowing natural light to brighten up the working space. It features air-conditioning to contribute to enhancing the air quality in the workplace and fibre connectivity for fast and reliable internet access. The property has an outside secure and covered showroom space used for car display and a car washing bay.

The property offers 24- hour security with CCTV and alarm system, access-controlled entry/exit points and ample secure parking space for tenants and clientele. The premises is in close proximity to prominent businesses who also bear testimony to the area's popularity, with businesses of the likes of OUTsurance, Momentum, Exxaro,...

**Sale Price** R5,850,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	800	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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