

# R4,725,000

ORIENT STREET | ARCADIA | PRETORIA

 **260 m<sup>2</sup>**

260 SQUARE METER OFFICE FOR SALE | ORIENT STREET | ARCADIA | PRETORIA.

NO LOADSHEDDING AREA

The office to let is situated at 386 Orient Street, in the booming suburb of Arcadia in Pretoria. The 260 square meter, A-grade modern building is on a 700 square meter land size. The student accommodation building consists of a reception area/ waiting area, 11 bedrooms with 13 beds, a dedicated kitchen and ablutions. This fully furnished property is NFSAS approved. It features air-conditioning to contribute to enhancing the air quality in the workplace and fibre connectivity for fast and reliable internet access. The working space is fitted with laminated flooring and large windows with blinds, allowing natural light to brighten up the office.

The property is perfectly positioned so that it has outstanding signage possibilities and exceptional main road exposure, which is a cost-effective approach to communicate your brand's personality and identity to the public. The property offers 24 hour security, access controlled entry and exits points and ample parking bays. The property features an entertainment area that the tenants can

**Sale Price** R4,725,000 Ex Vat

**Lease Period** -

**Available From** -

<b>Floor Size m<sup>2</sup></b>	260	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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