

# R3,497,000

Sheldon Place Office Park | Prime Office Space for Sale in Lonehill

 **269 m²**

Two adjacent first-floor sectional title offices are available for sale. The office park consists of two free standing buildings which are located next door to Lonehill Shopping Centre.

Both of these units are north facing and have a drywall separating them. Office units are well lit throughout the day. The office is currently fitted out with a reception, boardroom, large private office and open-plan areas. The office can be reconfigured as per the purchaser requirements. The unit has access to a shared kitchen and bathrooms on the same floor. There is fibre internet connection in the building. There is no generator or water backup available. Owners are allowed to install solar backup on the roof as provision has been made for this.

Sale Price: R3 497 000.00 excluding VAT.

Est. Levies R9538 pm.  
Est. Rates & Taxes R6093 pm.

Parking:  
5 open parking bays.  
6 basement parking bays.

**Sale Price** immediately. R3,497,000 Ex Vat  
**Lease Period** -  
**Available From** -

Floor Size m²	269	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

## CONTACT US

Call the Officeplace Broker  
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