

29,400 pm

28 Degrees North Shopping Centre | Prime Retail Space to Let in Lambton, Germiston

 **84 m²**

Located in the bustling 28 Degrees North Shopping Centre on Webber Road, Lambton, this spacious 84m² retail space offers a prime opportunity for your business. Situated in Shop 5, this spacious unit boasts ample natural light. The space is fitted with bathroom facilities and there's ample parking available for customers, ensuring a convenient shopping experience.

The surrounding amenities are a major draw for potential tenants. With anchor tenants such as Pick n Pay, Nedbank, McDonald's, and Super Quick, the centre attracts high foot traffic, making it an ideal location for a variety of businesses. Operational costs average R4,500 per month, and the space is available at R350/m² excluding VAT and utilities, with an 8% annual escalation. A deposit of R140,000.00 is required, and the minimum lease term is five years.

Lambton, Germiston, is a thriving suburb known for its easy accessibility and growing commercial presence. Positioned near key transport routes, this area offers excellent visibility and is a short distance from Johannesburg's central business hubs. Tenants can benefit from the local community's strong retail demand...

Gross Monthly Rental R29,400 Ex Vat
Lease Period 60 months
Available From Immediately

Floor Size m²	84	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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