

40,000 pm

ASHLEA GARDENS | GARSFONTEIN ROAD | PRETORIA

 **470 m²**

ASHLEA GARDENS| 470 SQUARE METER OFFICE TO LET | GARSFONTEIN ROAD| PRETORIA

SOLAR BACK UP SUPPLY AVAILABLE

The 470 square meter office space is based within the thriving commercial working environment of Alphen Park, situated on the main road of 104 Garsfontein Road. The office consists of a reception area, 5 closed offices, 2 open-plan offices, 1 boardroom, 1 kitchen and 3 ablutions. 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 tiled and carpeted flooring and windows with blinds allowing natural light to brighten up the office and back power supply to help keep productivity flowing during load shedding.

The property is 1 km away from Menlyn Mall that features grocery stores, a variety of restaurants and coffee shops. The premises is easily accessible to main roads such as Lynwood Drive, Atterbury Road, quick access to the N1 and N4 highways allowing a great travelling experience to surrounding suburbs.

The office park features ample signage exposure allowing
Gross Monthly Rental... R40,000 Ex Vat

Lease Period 36 months
Available From Immediately

Floor Size m²	470	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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