

# 32,000 pm

A-GRADE OFFICE SPACE AVAILABLE TO LET CLOSE TO THE N4 HIGHWAY

 **200 m<sup>2</sup>**

This A-grade unit is situated within the well developed, high traffic Hatfield area. This first floor office space is currently a grey box status that will be upgraded to a white box status. This includes the installation of ceilings, air conditioning units and accessed controlled doors. There is an option to install a dedicated kitchen area. There will be a generous tenant allowance available to design and fit out the perfect layout for your unit.

The unit is situated on the first floor of a secure office park. The park has twenty four seven security as well as secure tenant and visitors parking bays. The premises has excellent access to and from the N1 and N4 highways leading to Brooklyn and Pretoria CBD. Staff will have access to great public transport provided by several Gautrain bus stops as well as the Gautrain Hatfield Station.

**Gross Monthly Rental** R32,000 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

|                                 |            |                         |   |
|---------------------------------|------------|-------------------------|---|
| <b>Floor Size m<sup>2</sup></b> | 200        | <b>Security</b>         | - |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | - |
| <b>Title</b>                    | -          | <b>Generator</b>        | - |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | - |

## CONTACT US

Call the Officeplace Broker  
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