

# 56,400 pm

470SQM OFFICE SPACE TO RENT ON PROSPECT STREET IN HATFIELD

 **470 m<sup>2</sup>**

This neat office space is situated on the first floor of a multi-tenanted office building located in the Hatfield area. The unit comprises of a large reception area with a waiting area, ten closed offices, two open plan office areas, a boardroom, a server room, a balcony, two kitchens and multiple ablutions. It features air conditioning, neat carpet flooring and windows that allow for ample natural light.

The premises has is located within walking distance of Hatfield Mall which offers shops such as Pick n Pay, CNA, Clicks, Pep, King Pie, SPur, Wimpy and more. Staff will have access to good public transport provided by several Gautrain bus stops as well as the Gautrain Station. The premises has good access to the N1 or N4 highways as well as other main arterial roads.

The unit does not have a lift installed but the landlord will look into installing one depending on the offer. Tenants will be able to make small changes to the layout if needed but it will be for there own cost.

OfficePlace specialises in commercial property throughout Johannesburg, Pretoria and Cape Town. We focus on leasing, selling and/or purchasing of...

**Gross Monthly Rental** R56,400 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	470	<b>Security</b>	-
<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  
**Charon Walkerley**  
**Cell** No. 082 887 9615  
**Email** charon@officeplace.co.za

Call the Officeplace Branch  
**Pretoria**  
**Office** No. (012) 6440522  
**Email** infopta@apiproperty.co.za

 <https://www.facebook.com/officeplace/>

