

# 70,000 pm

400 SQM SHOWROOM FACILITY TO RENT WITHIN THE PRIME COMMERCIAL NODE OF HATFIELD WITH GOOD EXPOSURE

 **400 m<sup>2</sup>**

SHOWROOM FACILITY AVAILABLE WITHIN THE HEART OF HATFIELD.

280 Pretorius Street is centrally based in the well-developed Hatfield node that borders 2 main arterial roads with excellent exposure. Comprising of a spacious 600 square meters this property is mainly a showroom facility with a nice big reception area. Depending on the side that the tenant decides on, the tenant will have main road exposure on Francis Baard Street or on Pretorius street. The tenant will have the opportunity to change the layout of the property to suit their needs. This property has an abundance of open parking bays around the building and features centralized air conditioning units, tiled flooring, great signage and fibre ready connectivity.

It is connected to fueling station with high foot traffic allowing great visibility. This facility is within 7 Blocks away from the University of Pretoria, 6 km away from Loftus park with shops like Checkers, Turn and tender, JVL Supplements and Seattle Coffee among many other as well as within 5 block away from Hatfield Mall. There is great public transportation services within the area being based 2 bocks away...

**Gross Monthly Rental** R70,000 Ex Vat  
**Lease Period** 60 months  
**Available From** Negotiable

<b>Floor Size m<sup>2</sup></b>	400	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Freehold	<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@aproperty.co.za

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