

# 8,250 pm

110 SQM SUITE TO RENT WITHIN THE COMMERCIAL HUB OF LYNNWOOD

 **110 m<sup>2</sup>**

Lynnwood is a well-developed business hub hosting a wide variety of businesses and retailers offering convenience. Some of these businesses include Lynnwood Bridge Retail, restaurants, schools and more. Staff will have access to public transport provided by several bus stops stationed within walking distance of the property. The property has exceptional access to the N1 highway as well as several other main arterial routes.

Situated at 476 Kings Highway you will find a well-established commercial building located within the Pretoria East node. This first-floor office suite is equipped with air conditioning units, fibre ready connectivity as well as ample large windows that allow a great amount of sunlight to filter in. Comprising out of 110 square meters, this unit presents a reception area, and a large open plan area being currently white boxed. The tenant can create and design the office to their own specifications. The building has been equipped with an elevator making it wheelchair friendly, twenty four hour security as well as access controlled entrance and exit points with secure tenant and visitors parking available....

**Gross Monthly Rental** R8,250 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	110	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Njabulo Ndebele**  
**Cell** No. 076 971 2305  
**Email** njabulo@officeplace.co.za

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

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

