

# 22,798 pm

PRESTIGE BUSINESS PARK | OFFICE SPACE TO RENT |  
DEMOCRACY WAY, MARCONI BEAM | 288m<sup>2</sup>

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This well-positioned retail space in Milnerton offers excellent accessibility and high visibility along a main road, making it an ideal location for a variety of businesses. Situated within a secure 24-hour security park, the property is centrally located with convenient access to public transport. The ground floor features a spacious open-plan area with ample natural light, carpet flooring, and a welcoming reception area, creating an inviting atmosphere for customers. A kitchen and bathroom add to the convenience of the space, ensuring functionality for daily operations.

Upstairs, the unit includes private closed offices, perfect for administrative or managerial use. The property is well-maintained, providing a professional and secure environment for both staff and visitors. Parking is available directly in front of the unit. This versatile retail space offers a prime opportunity for businesses seeking a centrally located, well-equipped space in Milnerton.

**Gross Monthly Rental** R22,798 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	288	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Retail	<b>Fibre</b>	-

## CONTACT US

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