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R5,500,000

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844m<sup>2</sup> Office Available For Sale In Newton Park

This well-maintained 844m<sup>2</sup> office space, situated on a 2,467m<sup>2</sup> Business 2-zoned erf, offers an excellent investment or owner-user opportunity in a strategic commercial hub. The property is currently divided into three independent sections, with two fully tenanted and one available for immediate occupation, providing a mix of income potential and flexibility for an owner-occupier or investor. Designed for modern business needs, the office space features a spacious, air-conditioned reception area, seven private, air-conditioned offices, and additional storage rooms. Thoughtful amenities include separate male and female ablutions and a fully equipped kitchen, ensuring a comfortable working environment. The layout supports a variety of professional and administrative

Features

**Zoning** Commercial

**Interior**

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 60

**Exterior**

Security Yes  
 Open Parking Bays 30

**Sizes**

Floor Size 844m<sup>2</sup>

**Extras**

High Speed Internet High Traffic Near Public Transportation Near Bus Near Golf Course Alarm System On Busy Road Good reachable traffic Near Schools Fibre Near Fitness centre Air Conditioning Unit Near Medical Center Near Shops Frequency location Wheelchair Accessible Near Shopping Mall Near Hospital Near University/Campus