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R46,125,000



Prime Commercial Property Across from Menlyn Park | Unparalleled Visibility & Accessibility

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Strategically positioned on Ingersol Road, this expansive commercial property offers an exceptional opportunity in the heart of Pretoria's premier business hub. With direct access to Atterbury Road and the N1 Toll Road via the Atterbury off-ramp, this high-exposure building is ideal for corporate headquarters, professional firms, or a dynamic business hub.

**Key Features:** Expansive GLA: 2,378 m² across three levels, designed for functionality and flow. **State-of-the-Art Facilities:** A mix of private offices, boardrooms, fully equipped kitchens, a canteen, and modern bathrooms. **Secure Parking:** 80 basement parking bays

## Features

**Zoning** Commercial

### Extras

Good reachable traffic Near Fitness centre High Speed Internet Near Shops Air Conditioning Unit Near Public Transportation Contemporary Garage Energy Backup Unit Near Highway Near Motorway Near Shopping Mall High Traffic Lift-Elevator Battery/Backup Inverter Near Bus Fibre