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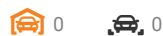


Web Ref 7002001-90559



R186,480 pm

**Gross Monthly Rental** R186,480 Excl. VAT



### 1036 sqm Premium Ground Floor Office | Golf Park, Mowbray

Unlock the potential of your business with this prime 1036 sqm A-grade office located on the ground floor of the prestigious Golf Park 1 in Mowbray. Ideally positioned just off the N2, with easy access to the M3 and M5 highways, this property offers exceptional visibility, effortless accessibility, and a professional setting that meets the needs of both growing teams and established enterprises. Golf Park is also well-served by public transport, with nearby bus, taxi, and train routes ensuring smooth daily commutes for staff and clients alike.

The office itself is thoughtfully designed with a welcoming reception area, a mix of enclosed offices, and three spacious open-plan zones—perfectly suited for a call centre, collaborative teams, or departmental setups. It includes a generously sized server room, a

### Features

**Zoning** Commercial

#### Extras

Covered Parking Common Areas Fibre Staircase Fire Escape Near Shopping Mall Good reachable traffic Near Public Transportation Landscaped Near Hospital Air Conditioning Unit Near Medical Center Safe Location Near Highway Pets Not Allowed Near University/Campus