



Conrad Maritz  
064-934-3259  
conrad.maritz@expsouthafrica.co.za

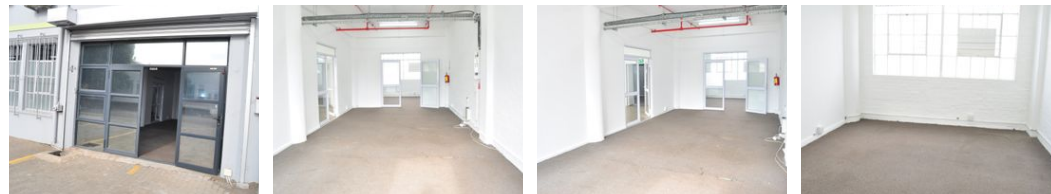
Contact eXp Realty

087 8212575

South Africa

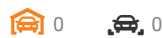


Web Ref 7002001-89453



R44,000 pm

Gross Monthly Rental R44,000 Excl. VAT



### A Perfect Blend of Function, Style & Flow

Tucked away in the thriving heartbeat of Paarden Eiland, this dynamic industrial space in the ever-bustling Industry Park is calling for businesses ready to thrive and expand. Step through sleek glass doors into a reception area that sets a polished tone from the start. Whether you're welcoming clients or managing day-to-day operations, the smart front office and tucked-away manager's office create the perfect blend of accessibility and privacy. And then... the industrial space! A voluminous open-plan floor that's as adaptable as your imagination allows—be it storage, manufacturing, or creative industry. The combination of wooden and carpeted flooring offers both durability and comfort, while sprinkler systems and a fire hydrant provide peace of mind. Two enclosed carpeted office pods give you even more flexibility for

### Features

**Zoning** Commercial

#### Sizes

Floor Size 530m<sup>2</sup>

#### Extras

Near Railway station Near Park Near Motorway Near Hospital High Traffic Near Public Transportation Near Schools Near Medical Center Eat-in Kitchen Pets Not Allowed Near Shopping Mall Concrete