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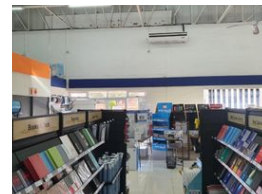
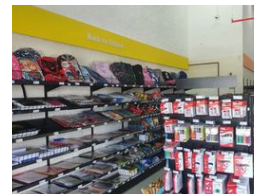
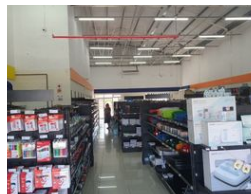
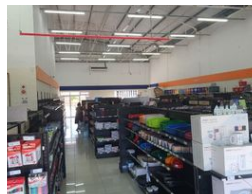
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-84511



R35,875 pm

Gross Monthly Rental R35,875 Excl. VAT

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### 287m2 High-Visibility Retail Space in Prime Location In Charlo

Positioned at the busiest intersection in Port Elizabeth, this 287m2 retail space offers an exceptional opportunity for businesses looking to maximize exposure in a high-traffic retail center. Surrounded by established brands and a steady flow of potential customers, this prime location ensures unparalleled visibility and accessibility. Designed for flexibility, the space features a sleek glass shopfront on both sides, creating a modern and inviting storefront that enhances brand presence. A receiving roller door at the back provides seamless stock management, while access from both the front and rear ensures convenience for customers and staff alike. The unit will be white-boxed, allowing the new tenant to customize the interior to suit their business needs.

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 30

#### Exterior

Security Yes  
Open Parking Bays 10

#### Sizes

Floor Size 287m<sup>2</sup>

#### Extras

Wheelchair Accessible On Busy Road Near Shops Air Conditioner Safe Location High Speed Internet High Traffic Eat-in Kitchen Near Medical Center Near Schools Security - System Good reachable traffic Near Public Transportation Alarm System Closed Circuit TV Unfurnished Air Conditioning Unit Near Fitness centre Kitchen-Dinette Near Bus Frequency location Near Shopping Mall Fibre