

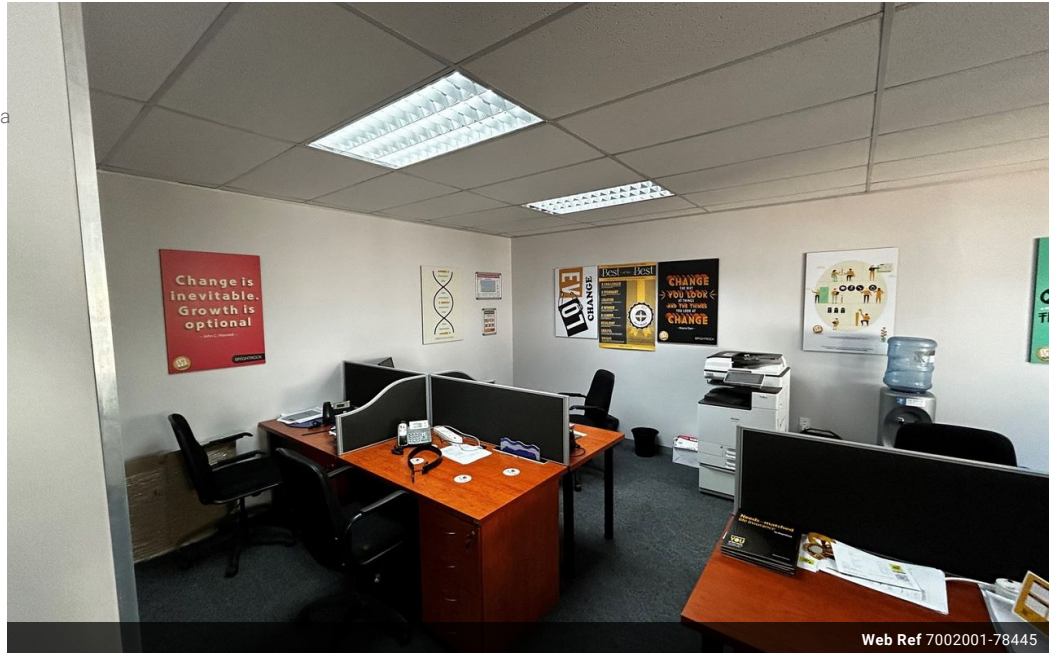


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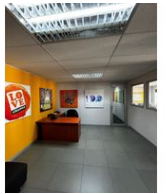
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-78445



R16,875 pm

Gross Monthly Rental R16,875 Excl. VAT



### Prime Office Space in Secure Office Park

Southern Life Gardens - 70-2nd Avenue, Newton Park- Block E, First Floor

Available with 1 month's notice

Size:125.88m<sup>2</sup>

Total Monthly Cost:R135/m<sup>2</sup> (Excl. VAT & parking)

This office space features:Reception areaKitchenette1x office, boardroom, and open-plan areaBasement parking available at R600/bay (Excl. VAT)Open parking available at R550/bay (Excl. VAT)Open Church parking at R275/bay (Excl. VAT)Covered Church parking at R325/bay (Excl. VAT)

Additional Features:24hr on-site security24/7 generator for uninterrupted powerBorehole water

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 125m<sup>2</sup>

Land Size 125m<sup>2</sup>

#### Extras

Alarm System Near Shopping Mall On Quiet Road Near Shops Fibre Near Schools Near Public Transportation Lift-Elevator Energy Backup Unit Near Children's Park Good reachable traffic Near Park City Center Near Hospital Safe Location Near Bus Water Booster Near Golf Course Near Medical Center Air Conditioning Unit Near Motorway High Speed Internet Downtown On Busy Road Electrical generator Closed Circuit TV Frequency location Near Highway Near Fitness centre Security - System Near University/Campus Pets Not Allowed