

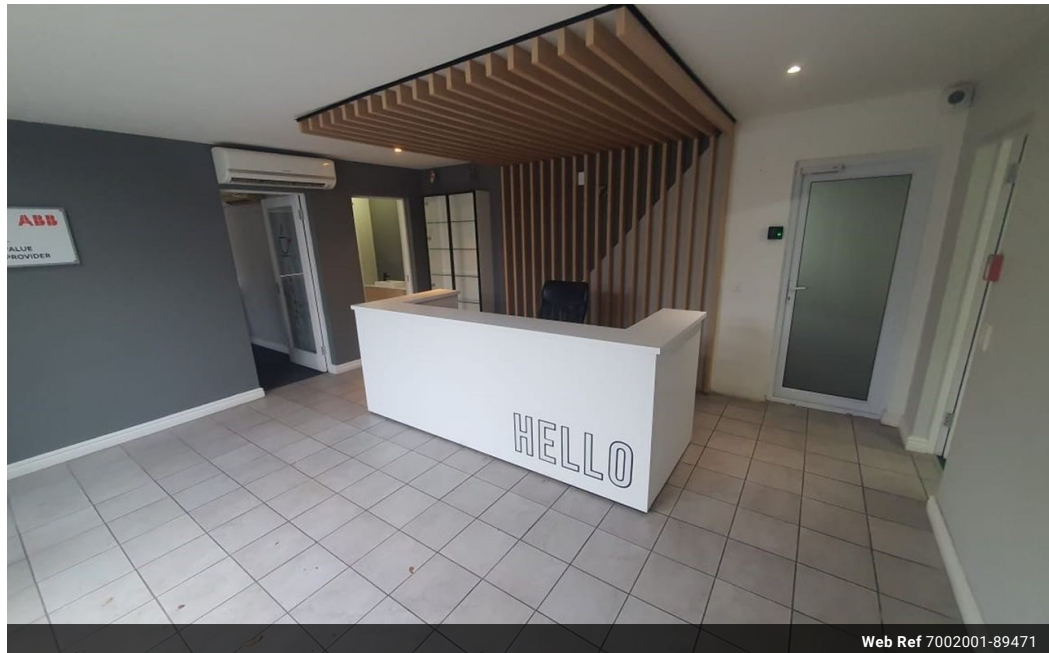


Ian Knott  
072-226-3189  
ian.knott@expsouthafrica.co.za

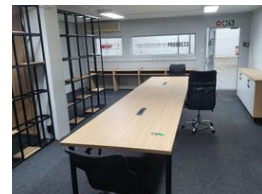
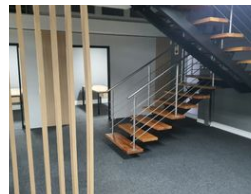
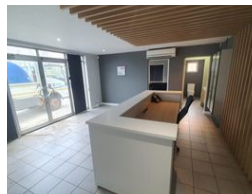
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-89471



R89,650 pm

Gross Monthly Rental R89,650 Excl. VAT

 0  20

### Immaculate 815m² A-Grade Office and Warehouse Facility in Prime Newton Park Location

This exceptional 815m² A-Grade commercial property offers a fully furnished, turnkey solution in the heart of Newton Park's thriving business hub. Comprising 540m² of high-end office accommodation and a 275m² high-bay warehouse, the premises are designed to support seamless administrative and operational integration. Immediate occupation is available, with a modern reception area, stylish coffee bar, and a fully equipped 10-seater boardroom enhancing client engagement and staff experience from the outset.

The office component is intelligently laid out for maximum productivity, featuring a large open-plan workspace, six private air-conditioned offices, executive suites, and dual boardrooms across two levels. Both floors are serviced with dedicated male and

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap. 10 Tn/m²  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 60

#### Exterior

Security Yes  
Open Parking Bays 20

#### Sizes

Floor Size 815m²

#### Extras

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