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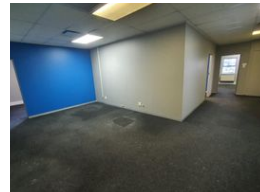
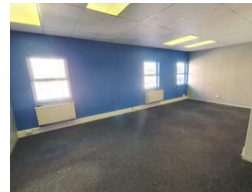
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-89472



R33,695 pm

Gross Monthly Rental R33,695 Excl. VAT



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### Versatile 260m<sup>2</sup> First-Floor Office Suite in Prime Newton Park

This 260m<sup>2</sup> premium-grade first-floor office suite offers a prime leasing opportunity within Newton Park, one of the most sought-after commercial precincts in the region. Ideally positioned near Greenacres Mall and major public transport arteries, the location ensures high exposure, excellent foot traffic potential, and convenient accessibility for staff and clients alike. Its strategic placement enhances brand visibility and aligns with businesses seeking a central, well-connected address. The internal configuration of the suite is professionally designed to optimise both private and collaborative workspaces. It features six fully air-conditioned individual offices and two spacious open-plan work areas, promoting operational efficiency across various

### Features

**Zoning** Commercial

#### Interior

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

#### Exterior

Security Yes  
Covered Parking Bays 8  
Open Parking Bays 4

#### Sizes

Floor Size 293m<sup>2</sup>

#### Extras

Wheelchair Accessible On Busy Road Near Schools Near Park Brick Frequency location Near University/Campus Unfurnished Good reachable traffic Kitchen-Dinette High Traffic Near Highway Air Conditioner Near Hospital Downtown Near Shops Near Bus Near Shopping Mall Air Conditioning Unit High Speed Internet Concrete Security - System Near Public Transportation Safe Location Near Motorway Near Medical Center Fibre Eat-in Kitchen Alarm