

# R3,950,000

GARSFONTEIN ROAD | ALPHEN PARK | PRETORIA

 **470 m<sup>2</sup>**

470 SQUARE METER OFFICE FOR SALE | GARSFONTEIN ROAD | ALPHEN PARK | PRETORIA

SOLAR BACK UP SUPPLY AVAILABLE - LOADSHEDDING FRIENDLY

This pristine 470 square meter office suite is situated within a B-grade commercial building based on the bustling Garsfontein Road within the thriving commercial node of Alphen Park, Pretoria.

The office has been segmented into a reception and waiting area for clientele, 5 closed offices, 2 open-plan offices and a boardroom, 1 dedicated kitchen area and 3 sets of ablutions. It has conveniently been equipped air-conditioning to contribute to enhancing the air quality in the workplace and fibre connectivity for fast and reliable internet access. The office suite features modern fixtures and fittings such as neat tiled and carpeted flooring as well as large windows with blinds allowing natural light to brighten up the office.

The building offers ample secure parking bays for both tenants and clientele. Tenants will have access to various amenities and commodities hosted within the surrounding area. This includes a **Sale Price** based within 1km from R3,950,000 for both tenants as well as grocery...  
**Lease Period** -

**Available From** -

<b>Floor Size m<sup>2</sup></b>	470	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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