

# R21,000,000

GARSFONTEIN ROAD | ASHLEA GARDENS | PRETORIA

 **1552 m<sup>2</sup>**

ASHLEA GARDENS | 1,552 SQUARE METER COMMERCIAL SPACE SALE | GARSFONTEIN ROAD | PRETORIA

BACK UP POWER SUPPLY - LOADSHEDDING FRIENDLY

The commercial space for sale is situated on Garsfontein Road, based in the bustling commercial node of Ashlea Gardens, Pretoria. The investment property is 1,552 square meters in size. This beautiful building showcases modern architecture as well as modern fixtures and fittings, providing any business with an up market look and feel.

It consists out of a reception area, 2 conference centres, 45 closed offices, a server room, 6 open plan working areas, 2 boardrooms to conduct general meetings which can be divided into 2 portions, 2 walk in safes, 6 kitchens and 6 sets of ablutions. The office is showcases modern fixtures such as with neat tiled flooring and ample windows with blinds, allowing a great amount of natural light to filter in. It has been equipped with fibre connectivity and air-conditioning units, which comes in handy on a hot summer's day. Additionally, the property offers an entertainment area allowing employees to host company functions or events and a balcony overlooking the...

**Sale Price** R21,000,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	1552	<b>Security</b>	Yes
<b>Parking Bays</b>	8.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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