


# R8,000,000

702 SQM INVESTMENT OR OWNER OCCUPIER  
PROPERTY FOR SALE ON ALLCOCK STREET IN COLBYN

 **702 m<sup>2</sup>**

This neat office building is located on a busy street based in the Colbyn area. The premises comprises out of a 702sqm office building with a 2,230sqm paved yard. The building has been equipped with fibre connections, a back-up generator and offers allocated signage spaces. The premises also offers twenty open parking bays and 15 covered parking bays.

The office building comprises out of a reception area, 20 closed offices, two boardrooms, a server room, four kitchen areas and multiple ablutions. The unit features air conditioning, neat carpet flooring, neat tiled flooring and windows that allow for ample natural light.

Located on the property is a closed entertainment area with a bar, a braai and inside seating. The premises is secure and access controlled via a motorised gate. The property has excellent access to several amenities which include retail centres, Hatfield Gautrain Station and more. The premises has easy access to and from several highways and main arterial roads.

**Sale Price** R8,000,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	702	<b>Security</b>	Yes
<b>Parking Bays</b>	20.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	Freehold	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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