

# R13,000,000

JAN SHOBA STREET | HATFIELD | PRETORIA

 **600 m<sup>2</sup>**

600 SQM COMMERCIAL BUILDING FOR SALE | JAN SHOBA STREET | HATFIELD | PRETORIA

Situated in a well-established business hub of Hatfield, you will find a prime commercial property based at 409 Jan Shoba Street, in the Pretoria area. This facility comprises out of an 600 square meter building. The showroom space with a glass front consists of a reception area, 3 closed office components with a kitchen and 2 sets of ablutions. It features air-conditioning to contribute to enhancing the air quality in the workplace. The working space is fitted with tiled and laminated flooring and windows with blinds allowing natural light to brighten up the working space.

This property is ideally located with excellent main road exposure, close to the Gautrain station, University of Pretoria and High Performance Centre. It also has great highway access to the N4 as well as easy access to Brooklyn, Queenswood and CBD. The property is perfectly positioned so that it has outstanding signage possibilities and exceptional main road exposure, which is a cost-effective approach to communicate your brand's personality and identity to the public.

Hatfield is...

**Sale Price** R13,000,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	600	<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

Call the Officeplace Broker  
**Charon Walkerley**  
 Cell No. 082 887 9615  
 Email [charon@officeplace.co.za](mailto:charon@officeplace.co.za)

Call the Officeplace Branch  
**Pretoria**  
 Office No. (012) 6440522  
 Email [infopta@aproperty.co.za](mailto:infopta@aproperty.co.za)

 <https://www.facebook.com/officeplace/>

