


# R36,650,000

INVESTMENT PROPERTY FOR SALE IN MENLO PARK,  
PRETORIA

 **1244 m<sup>2</sup>**

LARGE A-GRADE COMMERCIAL PROPERTY FOR SALE IN THE  
WELL-KNOWN BUSINESS HUB OF PRETORIA EAST.

Comprising out of a spacious 1,244 square meter office building based on a 2,180 square meter erf size, this facility is ideally located at 379 Lynnwood Road in the well-established commercial district of Menlo Park. It offers exceptional main road exposure and visibility due to great signage opportunities. The property allows easy accessibility to several main arterial routes as well as the N1 highway leading to surrounding areas like Brooklyn, Menlyn within 2.5km and Hillcrest among many other. Menlo Park hosts ample schools and well-developed amenities stationed within close proximity. These amenities include Hillcrest Boulevard accommodating several retailers, restaurants, grocery stores and banking facilities just to name a few.

This A-Grade commercial offering is partitioned with two tenants currently in the building of which tenant A occupies a 1,150.15 square meter lettable area and tenant B occupies a small 181.35 square meter unit. Tenant B is willing to sign a new Lease if needed and tenant A's Lease only expires in...

**Sale Price** R36,650,000 Ex Vat  
**Lease Period** -  
**Available From** -

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 1244       | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | 24.0       | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | Freehold   | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

Call the Officeplace Broker

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