

# R12,600,000

742 SQM OFFICE BLOCK FOR SALE IN MENLO PARK - 1 OX STREET, PRETORIA EAST

 **742 m<sup>2</sup>**

A-GRADE OFFICE BLOCK FOR SALE IN MENLO PARK.

Situated at 1 Ox Street you will find this well-developed commercial offering based in the heart of Pretoria East in Menlo Park. The property is located within close proximity of ample large establishments such as The University of Pretoria, Hillcrest Shopping Centre hosting shops like Dis-chem, Pick N Pay and Clicks with several eateries and retailers among many other. It has exceptional access to and from the N1 and N4 highways that provide a great travelling experience to surrounding areas. There are ample public transportation services within the area being convenient to tenants and clientele.

Comprising out of a massive 742 square meters this double story building offers a ground and first floor divided into 371 square meters each. The ground floor is partitioned into a large reception area, an open plan work environment, and one closed office component. On the first floor is a spacious open plan, one closed office with glass partitioning and a kitchen. The layout is for the current tenant and can be changed by the buyer. This building has several ablutions, a backup...

**Sale Price** R12,600,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	742	<b>Security</b>	-
<b>Parking Bays</b>	19.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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