

# R5,500,000

BROOKS STREET | MENLO PARK | PRETORIA

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

BROOKS STREET | 600 SQUARE METER OFFICE SPACE FOR SALE ON A 1,600 SQUARE METER FREE-STANDING STAND | MENLO PARK | PRETORIA

BACKUP GENERATOR!!

BUSY WITH COMMERCIAL ZONING ON THE PROPERTY

1,600 square meter erf great for redevelopment approximately 30 plus residential units can be built if the seller does not have to continue with the zoning they will sell at R4,500,000.00

Brooks Street is conveniently situated within the well-established and popular business hub of Menlo Park, Pretoria. This prime B-Grade building offers a load shedding friendly environment being equipped with a backup generator, and is perfectly situated, offering tenants of the building exceptional signage opportunities to increase business exposure within the area.

Comprising out of a 600 square meter office suite, this B-Grade corporate office space is partitioned into a reception area, complete with 8 closed offices, an open-plan office space, a boardroom area, with a balcony area. This unit also consists out of 3 dedicated air conditioning, and 5 sets of ablution. The property also has air conditioning to contribute to enhancing the air quality in the...  
**Sale Price** R5,500,000.00  
**Office Space** 600 m<sup>2</sup>  
**Lease Period** -

**Available From** -

<b>Floor Size m<sup>2</sup></b>	600	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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