

# R38,000,000

MENLO PARK | UMGAZI STREET | PRETORIA

 **3006 m<sup>2</sup>**

MENLO PARK | 3,006 SQUARE METER OFFICE FOR SALE | 13 UMGAZI STREET | PRETORIA

**LOADSHEDDING FRIENDLY!!!**

The Landmark west building is a highly sought after corporate building based in Menlo Park. This spacious unit is situated on the 1st floor of Landmark West Building on Umgazi Street. The Landmark West is currently 70% tenanted with 2 vacancies.

The Landmark West building also offers wheelchair friendly options via a fully functioning elevator providing easy access to the offices and ready to go fibre connections, central air conditioning, neat carpet and tiled flooring, as well as a backup generator in case of power outages. The Landmark West Building offers multiple communal areas such as male-and-female ablutions for tenants and communal kitchen area. The Landmark West Building has good security provided by on-site security. Tenants will also have access to multiple parking area's such as covered parking bays, tandum parking bays and basement parking bays which are available at an additional cost.

The property also has access to a multitude of bus stops and public transport networks. Tenants will also have access to a variety of services.

**Sale Price** R38,000,000.00 (Inc. Vat)  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	3006	<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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