

# R2,350,000

First Floor Office Space for Sale at 4 J.G Strydom Road, Weltevredenpark, Roodepoort

 **275 m<sup>2</sup>**

Situated within The Gables Office Park, this well-maintained first floor office space measuring 275sqm offers a versatile and functional layout suited to a variety of businesses. The space features neatly tiled floors, multiple breakaway offices, a spacious boardroom, dedicated kitchen, and private bathrooms.

The office park boasts lush, manicured gardens, creating a welcoming and professional environment for both staff and visitors. With ample parking bays available and excellent signage, exposure onto J.G Strydom Road, your business benefits from high visibility and easy accessibility. The office park also offers 24-hour security and generator backup power.

Price: R2,350,000.00 excluding VAT.

Located in Weltevreden Park, this office enjoys a strategic position just off Hendrik Potgieter Road – a key arterial route connecting to 14th Avenue and providing quick access to the N1 Freeway. This ensures seamless connectivity to major business nodes such as Randburg, Sandton, and Johannesburg CBD, making it an ideal location for businesses requiring regional accessibility. The area also benefits from convenient access to public...

**Sale Price** R2,350,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	275	<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

Call the Officeplace Broker  
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