

# R1,924,000

Sheldon Place Office Park | Prime Office Space for Sale in Lonehill

 **148 m<sup>2</sup>**

This first floor sectional title office is available for sale. The office park consists of two free standing buildings which are located next door to Lonehill Shopping Centre. This is a north facing unit which is well lit throughout the day.

The office is currently fitted out with reception, boardroom, large private office and open-plan areas. The office can be reconfigured as per the purchaser requirements. The unit has access to a shared kitchen and bathrooms on the same floor. There is fibre internet connection in the building. There is no generator or water backup available. Owners are allowed to install solar backup on the roof as provision has been made for this. There are 3 open parking bays and 3 basement parking bays.

Sale Price: R1 924 000.00 excluding VAT.

Est. Levies R5240 pm.  
Est. Rates & Taxes R3278 pm.

Available: immediately.

Total office area: 148m<sup>2</sup>.

**Sale Price** R1,924,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	148	<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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