

# POA

KATHERINE & WEST | 114 WEST STREET | SANDTON |  
PREMIUM OFFICE FOR SALE

 **442 m<sup>2</sup>**

Katherine and West is a unique and iconic P-Grade 10 storey commercial building situated within Africa's Richest Square Mile. Positioned on the doorstep of the Sandton Gautrain station and a short walk to Nelson Mandela Square, Sandton City and a host of internationally branded hotels. There is excellent public transport close by and easy access to the M1 highway.

The building has its own internal coffee shop for added convenience. 8 floors of premium-grade offices are supported by extensive basement parking and generous storeroom options

This 442sqm modern fully fitted and I.T equipped unit is located at the end of the building allowing for 270 degree views and natural light with a 4.6sqm balcony and 19.7sqm and a total of 18 parking bays allocated to this unit.

The interior common areas of the building have exquisite high end finishes and incorporate a high level of energy efficiency through a variety of green design features such as a high-tech 'thermal envelope' to minimise heat loss through the walls, energy efficient lighting and HVAC (heating, ventilating, and air conditioning) systems and recycled water systems...

**Sale Price** POA Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	442	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<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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