

134,000 pm

28 Degrees North Shopping Centre | Prime Retail Space to Let in Lambton, Germiston

 **670 m²**

Located in the bustling 28 Degrees North Shopping Centre on Webber Road, Lambton, this spacious 670m² retail space offers a prime opportunity for your business. Situated in Shop 3, this spacious open plan unit boasts ample natural light and air conditioning. The space is fitted with standard lighting, a kitchen, and bathroom facilities to meet your business needs. There's ample parking available for customers, ensuring a convenient shopping experience.

The surrounding amenities are a major draw for potential tenants. With anchor tenants such as Pick n Pay, Nedbank, McDonald's, and Super Quick, the centre attracts high foot traffic, making it an ideal location for a variety of businesses. Operational costs average, R5500 per month, and the space is available at R200/m² excluding VAT and utilities, with an 8% annual escalation. A deposit of R369,000 is required, and the minimum lease term is five years.

Lambton, Germiston, is a thriving suburb known for its easy accessibility and growing commercial presence. Positioned near key transport routes, this area offers excellent visibility and is a short distance from Johannesburg's...

Gross Monthly Rental R134,000 Ex Vat
Lease Period 60 months
Available From Immediately

Floor Size m²	670	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

Call the Officeplace Broker
Adele Ferguson
Cell No. 0769429239
Email adele@officeplace.co.za

Call the Officeplace Branch
Johannesburg
Office No. (011) 2341144
Email contact@officeplace.co.za

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