

# 44,100 pm

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

 **245 m<sup>2</sup>**

Located in the bustling 28 Degrees North Shopping Centre on Webber Road, Lambton, this spacious 245m<sup>2</sup> retail space offers a prime opportunity for your business. Situated in Shop 13, this modern unit boasts tiled flooring, ample natural light, and air conditioning for maximum comfort. 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 R4,500 per month, and the space is available at R180/m<sup>2</sup> excluding VAT and utilities, with a 7.5% annual escalation. A deposit of R230,000 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...

**Gross Monthly Rental** R44,100 Ex Vat  
**Lease Period** 60 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	245	<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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