

# 4,500 pm

Prime 268m<sup>2</sup> Commercial Space Available in Waterfall, Hillcrest

 **25 m<sup>2</sup>**

Discover this spacious 268m<sup>2</sup> commercial unit available for lease in the sought-after area of Waterfall, Hillcrest. This versatile space is ideal for a variety of business operations, offering excellent visibility and convenience.

### Property Features:

Size: 268m<sup>2</sup>  
 Rates: R753.00  
 Operating Costs: R300.00  
 Refuse: R52.75  
 Insurance: R29.25  
 Utilities: Billed as per consumption  
 Deposit: 2 months' rental – R11,270.00

Prime Location – Waterfall, Hillcrest

Located in the rapidly developing Waterfall area of Hillcrest, this property benefits from its proximity to key commercial hubs, major transport routes, and a growing residential community. Waterfall has become a hotspot for businesses due to its modern infrastructure, excellent amenities, and a thriving commercial presence. With easy access to the M13 and N3 highways, this **Gross Monthly Rental of R4,500.00 per unit** is available in surrounding areas.

**Lease Period** Negotiable  
**Available From** Immediately

This is a real opportunity for businesses seeking a well-positioned space in a secure and high-demand area. Don't miss out – contact us today to arrange a viewing!

<b>Floor Size m<sup>2</sup></b>	25	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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