

# 5,000 pm

85 Barry Hertzog Avenue | Prime Medical/Office Space To Let in Emmarentia, Johannesburg

 9 m<sup>2</sup>

Nestled in the tranquil suburb of Emmarentia, at 85 Berry Hertzog Avenue, is a compact yet highly functional 9m<sup>2</sup> medical or office space available for immediate lease. Priced at R5,000 per month, excluding VAT and utilities, this space is ideal for professionals seeking a manageable, secure, and accessible environment. The office shares a fully equipped kitchen, providing convenience for your daily needs. Additionally, secure parking is available, ensuring peace of mind for you and your clients. The space is designed with accessibility in mind, featuring wheelchair and geriatric ramps, making it an excellent choice for medical practitioners or businesses serving a diverse clientèle.

Emmarentia is a sought-after suburb known for its lush greenery, close-knit community, and excellent amenities. The area offers a blend of residential calm and urban convenience, with easy access to major roads, making commutes a breeze. Potential tenants will benefit from being part of a vibrant neighbourhood that is home to the iconic Emmarentia Dam and Johannesburg Botanical Garden, perfect for leisurely strolls or a quick break between...

**Gross Monthly Rental** R5,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	9	<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

**Ash Warwick**

**Cell** No. 0769309520

**Email** ash@officeplace.co.za

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

