

# 55,025 pm

355 SQM OFFICE TO LET IN LOFTUS PARK - 416 KIRKNESS STREET

 **355 m<sup>2</sup>**

MASSIVE OFFICE UNIT AVAILABLE WITHIN LOFTUS PARK WITH BACKUP POWER.

Arcadia is a well-established commercial node bordering onto Hatfield. This property is situated at 416 Kirkness Street with excellent access to other areas such as Brooklyn, Lynnwood and Queenswood as well as the N4 highway and CBD. Hatfield Mall is within close proximity from the property hosting a variety of shops such as Pick and pay, Ackerman's, Clicks, CNA and Postnet among many other. The facility is stationed on the Gautrain bus route providing excellent public transport to tenant and clients.

The unit on offer comprises out of a spacious 355 square meters white box suite presenting centralized air conditioning units, fibre ready connectivity, several large windows that allow a great amount of sunlight to filter in, a balcony, backup power and water supply and an entertainment area on the property. Loftus Park hosts twenty four hour on site security, access controlled entrance and exit points as well as secure tenant and visitors parking available with neatly maintained landscaping.

Gross rental includes:

- Operational cost

**Gross Monthly Rental** R55,025 Ex Vat

**Lease Period** 60 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	355	<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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