

# 46,000 pm

ASH MEDICAL | GARSFONTEIN ROAD | ASHLEA GARDENS

 **66 m<sup>2</sup>**

ASH MEDICAL | 66 SQUARE METER OFFICE SPACE TO LET | GARSFONTEIN ROAD | ASHLEA GARDENS

SOLAR BACK UP SUPPLY AVAILABLE - LOADSHEDDING FRIENDLY

This 66 square meter office suite is situated within an A-grade commercial building based on the bustling Garsfontein Road within the thriving commercial node of Ashlea Gardens, Pretoria. The office has been segmented into a reception and waiting area for clientele, 2 closed office areas, an open-plan office area, a balcony, with a store room area, 1 dedicated communal kitchen area and a set of ablutions. It has conveniently been equipped with fibre connectivity for fast and reliable internet access. The office suite features modern fixtures and fittings such as neat flooring as well as large windows with blinds allowing natural light to brighten up the office.

The property has twenty-four hour security with access controlled entrance and exit points complete with a guard house. The property has excellent main road visibility along with ample signage opportunities, this will cultivate an ideal exposure opportunity within the area and surroundings. The building offers ample secure parking

**Gross Monthly Rental** R46,000 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	66	<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

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