

# 69,781 pm

RIVER WALK OFFICE PARK | MATROOSBERG ROAD |  
ASHLEA GARDENS

 **307 m<sup>2</sup>**

RIVER WALK OFFICE PARK| 307 SQUARE METER OFFICE TO  
LET|MATROOSBERG ROAD | ASHLEA GARDENS| PRETORIA

LOADSHEDDING FRIENDLY!!

The generator is available exclusively in the communal areas.  
Tenants may connect to the generator for their usable space at an  
additional cost.

River Walk Office Park is a highly sought after corporate park  
based in Ashlea Gardens. This spacious AAA grade unit is situated  
on the 1st floor of Building A in River Walk Office Park. This unit is  
ideal to create your own unique office space as the landlord is  
offering a Beneficial Occupation Period and Tenant Installation  
Allowance.

This 307 square meter white box unit features a dedicated kitchen  
area and neat flooring. The unit has been equipped with central air-  
conditioning and features multiple windows that allow for ample  
natural light. Building A offers ready to go fibre connections, a  
backup generator in case of power outages, an elevator, providing  
easy access to and from the offices and communal ablutions. River  
Walk Office Park offers tenants good security provided by access-  
control points, 24/7 security guards and on-site security.

**Gross Monthly Rental** 69,781 pm  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	307	<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  
**Jean Coetzer**  
**Cell** No. 064 755 7331  
**Email** jean@officeplace.co.za

Call the Officeplace Branch  
**Pretoria**  
**Office** No. (012) 6440522  
**Email** infopta@aproperty.co.za

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

