

# 804,000 pm

6000SQM FREE-STANDING OFFICE BUILDING TO RENT  
WITHIN THE HATFIELD AREA

 **6000 m<sup>2</sup>**

This large office building is ideally situated within the busy Hatfield area. The building consists of multiple office levels along with several closed offices, open plan offices kitchens and ablutions. Tenants will be able to let 500sqm or more of the office building. Tenants will have access to secure open, covered and basement parking available at their own costs. The layout of the offices can be changed according to tenant specification, depending on the term of lease. The gross rental amount will include operational costs but will exclude utilities, VAT and parking.

The property has twenty four hour security as well as a guard house stationed at the entrance-and-exit points to provide access control. The premises is based within walking distance of Hillcrest Boulevard Shopping Centre which offers tenants such as Woolworth's, Pick n Pay, KFC and More. Staff will have access to good public transport provided by several Gautrain bus stops as well as the Hatfield Gautrain Centre. The premises has easy access to and from several highways and main arterial roads.

Gross rental includes:  
- Operational costs

Gross rental...

**Gross Monthly Rental** R804,000 Ex Vat  
**Lease Period** 36 months  
**Available From** Negotiable

<b>Floor Size m<sup>2</sup></b>	6000	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Freehold	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Charon Walkerley**

**Cell** No. 082 887 9615

**Email** charon@officeplace.co.za

Call the Officeplace Branch

**Pretoria**

**Office** No. (012) 6440522

**Email** infopta@aproperty.co.za

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

