

25,050 pm

MODERN 5TH FLOOR OFFICE SUITE CONSISTING OF 167.35 SQUARE METERS TO LET IN HATFIELD

 **167 m²**

The property is currently in a grey box state. The Landlord will hand the property over in a white box state meaning that they will install access control doors, ceilings and air conditioning units. The tenant will get a generous tenant installation allowance to install the office to their specifications.

Situated at 416 Kirkness Street in the prime Hatfield node this P-Grade Loftus Park is surrounded by multiple main attractions. The building hosts tenants such as Checkers, Woolworth's, Dischem, Virgin Active, Turn and Tender, Vivo Pizza's, Salsa, JVL supplements and Rocomama's among many other.

There is great public transportation within the area allowing easy travelling to tenants and clients as well as easy access to several highways and main arterial roads. It is within 4km away from the Hatfield mall with the following shops. Pick and pay, Ackermans, Clicks, CNA, Postnet etc.

Loftus Park has excellent twenty four hour security, secure tenant and visitor parking, access control and offers a backup generator with beautiful landscaping.

Gross Monthly Rental R25,050 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	167	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	Sectional Title	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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