

# 134,000 pm

570 JAN SHOBA STREET - 1,000 SQM OFFICE FLOOR TO RENT IN THE PRIME HATFIELD AREA OF PRETORIA EAST

 **1000 m<sup>2</sup>**

This freestanding property is undergoing renovations and this unit comprises of a 1,000 square meter floor area. The landlord is turning all the floors into a Whitebox state meaning the tenant can then design and install the ideal office to their own specifications with the help of Beneficial occupation and a Tenant installation allowance. The landlord will provide ceilings and air conditioning units. It has secure tenant and visitors parking bays available, a backup generator on the premises, twenty four seven security and access controlled entrance and exit points.

This property is situated at 570 Jan Shoba Street on the corner of 2 main roads which provides the tenants with massive exposure. It is within 2 blocks away from the University of Pretoria and within close proximity of Loftus park with the following shops like Checkers, Turn and tender, JVL supplements, Seattle Coffee and more. The property is down the road from the Retail Park hosting tenants such as Pick n Pay, Ackerman's, Clicks, CNA and Postnet. Within another 2 km you will find the Gautrain station allowing great public transport based on the Gautrain bus...

**Gross Monthly Rental** R134,000 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1000	<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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