

# 37,000 pm

250 SQM SEMI-SERVICED OFFICE SPACE TO LET ON PROSPECT STREET IN HATFIELD

 **250 m<sup>2</sup>**

This modern office space is situated within a multi-tenanted office building based in Prospect street in Hatfield. This first floor office space consists of a reception area, four closed offices, two spacious open plan areas and a dedicated kitchen area with a balcony. It features air conditioning, laminated wood flooring and windows that allow for ample natural light. The layout of the unit can be altered but it will be on the tenants own cost.

The premises has secure tenant and visitor parking. It is located just down the road from Duncan yarn and Duncan walk which have shops like hair salons, printing stores, barbers, beauty salons, pubs and restaurants. Staff will have access to good public transport provided by several Gautrain bus stops based within walking distance of the premises. The property has easy access to the N1 or N4 highways as well as other main arterial roads.

The gross rental amount will include utilities, operational costs, water and electricity but will exclude VAT.

**Gross Monthly Rental** R37,000 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	250	<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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