

# 38,850 pm

371 SQM OFFICE TO LET IN GABLES SITUATED AT 1209 FRANCIS BAARD STREET

 **371 m<sup>2</sup>**

This first floor unit is ready to be occupied comprising out of a massive 371 square meters. The unit is partitioned into a reception area, a boardroom that can be split into two sections, ten single offices and 4 double offices components with a server room and a very neat kitchen area. It is equipped with air conditioning units, carpet and tiled flooring, fibre ready connectivity with great natural light entering the ample large windows. Gables offers twenty four hour security, access control, secure parking and exceptional main road exposure and visibility due to signage.

Gables is centrally located within the well-known business hub of Hatfield, situated at 1209 Francis Baard Street. The facility has excellent access from the highway, Cbd, Brooklyn and Queenswood among many other nodes surrounding the area. It is stationed within 1 block away from the Gautrain and Metro station offering excellent public transportation services to tenants and clients. Hatfield Mall is just 3 blocks away hosting ample retailers, restaurants, grocery stores and more.

Gross rental includes:

- Operational Cost
- Rates
- Taxes

**Gross Monthly Rental** R38,850 Ex Vat

**Lease Period** 60 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	371	<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

Call the Officeplace Broker

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