

# 198,616 pm

1,773 SQM OFFICE SPACE TO LET AT 1052 ARCADIA STREET - HATFIELD

 **1773 m<sup>2</sup>**

MASSIVE SECTIONAL TITLE UNIT TO LET IN PRETORIA WITH A 3-5 YEAR LEASE PERIOD...

This 1,773 square meter office suite is based on the 3rd floor being partitioned into a ground floor reception area, 3 directors offices with on suit ablutions, 2 boardrooms, a strong room as well as a storage facility. The current tenant converted part of the storage into a conference room and a gym area that can be changed by the help of the landlord. There are in total 37 closed office components, 9 open plan work stations, a balcony, a server room, 2 kitchens and 2 sets of ablutions. It is equipped with air conditioning units, carpet and tiled flooring, blinds, fibre ready connectivity, elevator access, a backup generator, an entertainment area, twenty four hour security, access controlled entrance and exit points, secure tenant and visitors parking as well as neatly maintained gardens and landscaping.

Hatfield hosts a wide variety of amenities within the area. These amenities include The University of Pretoria, Hatfield Mall, Loftus Park, Loftus Retail Park, take-away shops and other office buildings that accommodate multiple businesses....

**Gross Monthly Rental** R198,616 Ex Vat  
**Lease Period** 60 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1773	<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  
**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

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