

# 16,720 pm

THE GABLES BUILDING | HATFIELD | PRETORIA

 **152 m<sup>2</sup>**

THE GABLES BUILDING | 152 SQUARE METER | OFFICE TO LET ON DUNCAN STREET | HATFIELD | PRETORIA

The landlord will provide a tenant installation allowance for the tenant to do specific changes to the property.

This secure Gables building is situated in the well established commercial area of Hatfield, situated at 32 Duncan Street with great exposure. The current layout of this 152 square meter unit is a reception area, 2 medium offices, 1 small office component and 2 large open-plan offices with a boardroom facility, a kitchen and ablutions. It features air-conditioning to contribute to enhancing the air quality in the workplace. The working space is fitted with carpeted flooring and windows with blinds, allowing natural light to brighten up the office.

The Gables is within 4Km away from Loftus retail with shops in the centre Checkers, Woolworth's, Dischem, Virgin Active, Turn and Tender, Vivo Pizza's, Salsa, JVL supplements and Rocomama's. Also within close range of Hatfield Mall hosting anchor tenants like restaurants, grocery stores, banks and retailers. It is based only three blocks away from the Hatfield Gautrain...

**Gross Monthly Rental** R16,720 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	152	<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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