

# 100,160 pm

CAPITAL JUNCTION OFFICE PARK | FRANCIS BAARD STREET | HATFIELD | PRETORIA

 **626 m<sup>2</sup>**

CAPITAL JUNCTION OFFICE PARK | 626 SQUARE METER OFFICE SPACE TO LET | FRANCIS BAARD STREET | HATFIELD | PRETORIA

**NO LOADSHEDDING - BACKUP GENERATOR!!**

The commercial space to lease is situated at 1226 Francis Baard Street, in the thriving suburb of Hatfield in Pretoria. This A-Grade suite comprises out of a neat 626 square meters office space.

Capital Junction hosts twenty-four hour security, access controlled entrance and exit points with an on-site guard house. Capital Junction hosts neatly maintained gardens and landscaping, with a coffee shop and a backup power supply. The landlord will also be willing to assist with a tenant installation allowance dependent on the lease agreement. This neat unit consists out of 9 closed office areas, 2 boardroom areas, 2 open-plan office space, a server room, a dedicated kitchen area, and a set of communal ablutions. This office space features air-conditioning, neat carpet flooring and laminated flooring, windows that allow natural light to filter in, and fibre installed connectivity. Capital Junction is wheelchair accessible, and has exceptional main road exposure, which is a...

**Gross Monthly Rental** R100,160 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	626	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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