

# 138,944 pm

1069SQM A-GRADE OFFICE SPACE TO RENT WITHIN HILLCREST OFFICE PARK BASED IN HILLCREST

 **1069 m<sup>2</sup>**

This grey box office space is situated on the first floor of a multi-tenanted office building based in a secure office park. The unit on offer is currently in a grey box state but will be brought up to a white box state before occupation is taken. This will include the installation of ceiling boards as well as air conditioning unit. The landlord is also offering a tenant installation allowance depending on the term of the lease. This will allow the tenants to design and create the ideal office layout needed for their business.

The park has twenty four hour security as well as access controlled entrance and exit points. It is located within close proximity of several amenities such as Hillcrest Retail Centre, several eateries and more. Staff will have access to goof public transport provided by the Hatfield Gautrain Station as well as several bus stops. The property has excellent access to the N1 or N4 highway via several main arterial roads.

**Gross Monthly Rental** R138,944 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1069	<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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