

# 42,560 pm

SANLYNN BUSINESS PARK | ALKANTRANT ROAD | LYNNWOOD MANOR

 **266 m<sup>2</sup>**

SANLYNN BUSINESS PARK | 266 SQUARE METER OFFICE SPACE TO LET | ALKANTRANT ROAD | LYNNWOOD MANOR

BACK UP GENERATOR AVAILABLE

Sanlynn Business Park is situated within the well-developed business hub of Lynnwood Manor, based at 35 Alkantrant Road, in Pretoria. Comprising out of a large 266 square meters, this office is located on the ground floor of the West Wing building within the Sanlynn Office Park. This A-Grade commercial facility offers is partitioned into a reception area, 2 boardroom facilities, 5 closed offices, a private kitchen space and the building offers access to communal ablutions. It features air-conditioning to contribute to enhancing the air quality in the workplace and fibre connectivity for fast and reliable internet access. The working space is fitted with carpeted and laminated flooring and windows with blinds allowing natural light to brighten up the office and back power supply to help keep productivity flowing during load shedding. The landlord is willing to negotiate on a beneficial occupation period, depending on the terms of the lease.

Sanlynn Business Park provides twenty-four-hour security, access...

**Gross Monthly Rental** R42,560 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	266	<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

Call the Officeplace Broker

**Julindi Coetzer**

**Cell** No. 064 754 8743

**Email** [julindi@officeplace.co.za](mailto:julindi@officeplace.co.za)

Call the Officeplace Branch

**Pretoria**

**Office** No. (012) 6440522

**Email** [infopta@aproperty.co.za](mailto:infopta@aproperty.co.za)

 <https://www.facebook.com/officeplace/>

