

# 7,050 pm

94 SQM SUITE TO RENT WITHIN LYNNWOOD AT 476 KINGS HIGHWAY

 **94 m<sup>2</sup>**

Lynnwood hosts a wide variety of businesses and retailers offering convenience. Some of these businesses include Lynnwood Bridge Retail, restaurants, schools and more. This first-floor office suite is situated within a multi-tenanted office building located at 476 Kings Highway based in Lynnwood, Pretoria East. The property has exceptional access to the N1 highway as well as several other main arterial routes. Lynnwood Bridge Retail hosts popular tenants such as Woolworths, Planet Fitness, ATMS and more. Staff will have access to public transport provided by several bus stops stationed within walking distance of the property.

Comprising out of a 94 square meter office suite, this unit is equipped with air conditioning units, modern carpet flooring and windows with blinds that allow for ample natural light to filter in. The unit consists out of a reception area, four closed office suites, an open plan working station and a communal kitchen area and ablution facilities. The premises has twenty four hour security as well as access controlled entrance and exit points with a backup generator and excellent signage with secure tenant...

**Gross Monthly Rental** R7,050 Ex Vat  
**Lease Period** Negotiable  
**Available From** Negotiable

<b>Floor Size m<sup>2</sup></b>	94	<b>Security</b>	-
<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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