

8,000 pm

COMMERCIAL OFFICE TO LET IN LYNNWOOD, PRETORIA

 **107 m²**

SECTIONAL TITLE OFFICE TO LEASE WITH EXCEPTIONAL MAIN ROAD EXPOSURE

476 King's Highway is situated within the bustling area of Lynnwood, Pretoria. It is within close proximity to Menlyn Mall hosting a variety of amenities such as grocery stores, retail outlets, restaurants and many more. It has easy access to several arterial nodes such as the N1 and N4 highways and Lynnwood Road providing great main road exposure and excellent signage opportunity.

This office provides employees with a 107 square metre space consisting of a reception area, 1 closed office, 4 open plan working stations, 1 boardroom allowing employees to conduct general meetings and communal facilities that will be shared among other tenants such as the kitchen and ablutions. It is equipped with carpet flooring, central air-conditioning, and fibre connectivity.

The premises is situated within the secure Lynnwood neighbourhood with 24-hour security with access-controlled entrance and exit points accompanied by a caretaker on site. Tenants will be provided with an automated back-up generator in case of any power outages as well as ample open, covered and...

Gross Monthly Rental R8,000 Ex Vat

Lease Period Negotiable

Available From Immediately

Floor Size m²	107	Security	Yes
Parking Bays	3.0	Air Conditioning	Yes
Title	Sectional Title	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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