

7,050 pm

COMMERCIAL OFFICE TO LET IN LYNNWOOD, PRETORIA

 **94 m²**

SECTIONAL TITLE OFFICE SUITE WITH EXCEPTIONAL MAIN ROAD EXPOSURE

Situated at 476 Kings Highway you will find a 94 square metre Commercial Office in the booming area of Lynnwood, Pretoria. The office comprises out of a reception area, 1 boardroom, 4 closed offices, 2 open plan working stations, 2 kitchens and communal ablutions that will be shared among other tenants. The office is equipped with carpet flooring, blinds, central air-conditioning, and fibre connectivity.

The premises offers 24-hour security with access-controlled entrance and exit points, available open and covered parking for tenants and clientele and a back-up power supply in case of any inconveniences.

The office 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.

Gross Rental Excludes:

Gross Monthly Rental R7,050 Ex Vat

Lease Period Negotiable

Available From Immediately

- Cleaning Service
- Water
- Electricity
- Parking Bays

Floor Size m²	94	Security	Yes
Parking Bays	3.0	Air Conditioning	Yes
Title	Sectional Title	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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