

9,000 pm

COMMERCIAL OFFICE TO RENT IN LYNNWOOD, PRETORIA

 **118 m²**

OFFICE SUITE TO LET WITH FIBRE CONNECTIVITY AND EXCELLENT SIGNAGE OPPORTUNITY

476 Kings Highway is situated in the Bustling Lynnwood, Pretoria area. Tenants have easy access to the N1 and N4 highways and Lynnwood Road providing a great travelling experience to surrounding suburbs. Menlyn Mall is not far from the office hosting a variety of amenities such as grocery stores, retail outlets, restaurants and many more.

The office suite is 118 square metres consisting of 2 open plan working stations, 3 closed offices, a reception area, 1 boardroom, a kitchen, and ablutions. It features fibre connectivity, central air-conditioning, carpet flooring and big windows allowing ample lighting to come through.

The building offers a wheel-chair friendly environment by offering elevators, a back-up power supply, 24-hour security with access-controlled entrance and exit points and excellent main road exposure providing great signage opportunities for your business.

Gross Rental Includes:

- Rates

Gross Monthly Rental R9,000 Ex Vat

Lease Period

Negotiable

Gross Rental Excludes:

Available From

Immediately

- Utilities

- Operating Costs

Floor Size m²	118	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	Sectional Title	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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