

# 10,000 pm

476 KINGS HIGHWAY OFFICE PARK | KINGS HIGHWAY | LYNWOOD

 **125 m<sup>2</sup>**

476 KINGS HIGHWAY | 125 SQUARE METER OFFICE TO LET | KINGS HIGHWAY | LYNWOOD | PRETORIA

476 Kings Highway Office Park is situated within the bustling area of Lynnwood, on 476 Kings Highway, Pretoria. This office provides employees with a 125 square metre space consisting of a reception area, 4 closed office, 1 open plan working station and communal facilities that will be shared among other tenants such as the kitchen and ablutions. The working space is fitted with carpeted flooring and large windows allowing natural light to brighten up the office.

476 Kings Highway Office Park is close 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.

476 Kings Highway Office Park 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

**Gross Monthly Rental** R10,000 Ex Vat

**Lease Period** Negotiable

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	125	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Njabulo Ndebele**

**Cell** No. 076 971 2305

**Email** njabulo@officeplace.co.za

Call the Officeplace Branch

**Pretoria**

**Office** No. (012) 6440522

**Email** infopta@aproperty.co.za

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

