

# 4,037 pm

476 KINGS HIGHWAY OFFICE PARK | KINGS HIGHWAY | LYNNWOOD | PRETORIA

 47 m<sup>2</sup>

476 KINGS HIGHWAY OFFICE PARK | 60 SQUARE METER OFFICE TO LET | KINGS HIGHWAY | LYNNWOOD | PRETORIA

BACK UP GENERATOR AVAILABLE!!

476 Kings Highway Office Park is situated within the bustling area of Lynnwood, on 476 Kings Highway, Pretoria. 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 offers a 60 square metre space working space consisting of 2 private offices, an open plan office, a kitchen and communal facilities that will be shared among other tenants such as a reception area and ablutions. The working space is fitted with carpeted flooring, large windows allowing natural light to brighten up the office and back power supply to help keep productivity flowing during load shedding. The unit features fibre connectivity for fast and reliable internet access. This building is equipped with an elevator.

**Gross Monthly Rental** R4,037 Ex Vat

**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	47	<b>Security</b>	Yes
<b>Parking Bays</b>	1.0	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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