

# 33,550 pm

JAVA CENTRE | LYNNWOOD ROAD | MENLO PARK | PRETORIA

 **305 m<sup>2</sup>**

JAVA CENTRE | 305 SQUARE METER OFFICE SPACE TO LET | LYNNWOOD ROAD | MENLO PARK | PRETORIA

Java Centre is centrally situated at 284 Lynnwood Road within the well-developed Pretoria East. There are several large established companies within the area as well as ample entertainment and eateries such as multiple bars, general stores, fast food take-outs, retailers and banking facilities just to name a few.

This neat unit consists out of a reception area, 6 closed office areas, a boardroom, with a dedicated kitchen area, and 2 sets of ablutions. This neat unit consists out of air-conditioning, fibre optic for inter access, neat flooring, and windows with blinds allowing natural light to filter in. Java Centre offers access controlled entrance and exit points, 24h security, secure tenant and visitors parking as well as exceptional main road exposure and visibility due to signage opportunities available.

The premises has exceptional access to main arterial routes as well as the N1 and N4 highways that provide great accessibility to surrounding areas such as CBD, Hillcrest, Moreleta Park and Silverton among many others. Hillcrest...

**Gross Monthly Rental** R33,550 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	305	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
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