


# 521,750 pm

OFFICE TO LET IN PRETORIA CBD

 **4174 m<sup>2</sup>**

SPACIOUS OFFICE TO LEASE IN THE HIGH FOOT TRAFFIC VOLUME OF PRETORIA CBD.

This commercial office is situated on 255 Paul Kruger Street in the inner city of Pretoria CBD. It is within close proximity to the Magistrate and High Court, McDonalds, supermarkets, banking facilities such as FNB, Capitec, Nedbank and Standard Bank the central Police Station and the Hollywood sport bet allowing employees to have some fun. Employees have access to several arterial routes such as Sisulu Street, Schubart Street, Pretoria Main Road, and other nodes providing great main road exposure and providing your company with the visibility of signage opportunity.

The office space comprises out of a huge 4,174 square metres consisting of 3 office floors. This unit offers the option for tenants to subdivide as needed for their office layout, i.e.: tenants can lease the second floor or lease the third floor or the option to lease out both or even lease out all 3 floors. The office consists of a reception area, a variety of offices and boardrooms, a server room, dedicated wooden finished kitchen and 5 ablutions. It features neat carpet flooring, central...

**Gross Monthly Rental** R521,750 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	4174	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Farooq Issa**

Cell No. 064 890 6481

Email [farooq@officeplace.co.za](mailto:farooq@officeplace.co.za)

Call the Officeplace Branch

**Pretoria**

Office No. (012) 6440522

Email [infopta@aproperty.co.za](mailto:infopta@aproperty.co.za)

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