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R1,900,000

 4  8

256m<sup>2</sup> Office Space For Sale on a 905m<sup>2</sup> Erf

We have an excellent opportunity for you—a corner property with high visibility and a 256m<sup>2</sup> office space for sale. Situated on 2nd Ave, this property boasts a large retail showroom that faces the bustling street, ensuring maximum exposure for your business. The main area of the office is comprised of a spacious reception area and four air-conditioned offices, providing a comfortable and professional environment for your staff and clients.

In addition to the office space, this property offers a charming garden cottage that can serve as a versatile space for various purposes. Whether you need an additional office, a break-out area, or a place to accommodate visiting guests, the garden cottage provides the flexibility you need. Its peaceful setting adds a touch of tranquility to the overall atmosphere.

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes  
Power Amps 60

### Exterior

Security Yes  
Covered Parking Bays 4  
Open Parking Bays 8

### Sizes

Floor Size 256m<sup>2</sup>  
Land Size 905m<sup>2</sup>

### Extras

24 Hour Access Air Conditioner Air Conditioning Unit Safe Secure Parking Alarm System