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SOLE MANDATE

Web Ref 7002001-83188



R9,500 pm

Gross Monthly Rental R9,500 Excl. VAT



### Versatile Double-Storey Commercial Space in Prime Walmer Location

Situated on the bustling corner of 6th Avenue and Main Road, Walmer, this unique double-storey unit offers the perfect blend of space, convenience, and visibility. Ideal for professionals, the property is shared with established tenants, including an estate agency and psychologists, making it a strategic location for businesses seeking a professional environment.

Key Features:

- Open-plan ground floor area, ideal for office or showroom use
- Fully equipped kitchen with ample storage
- 4 spacious rooms (2 upstairs, 2 downstairs) with plenty of natural light
- 2 full bathrooms for added convenience
- Double garage with secure access
- Small garden area for outdoor relaxation or breakout space
- Prime location with excellent access to shopping centres, schools, and transport links

### Features

**Zoning** Commercial

**Sizes**

Floor Size 140m<sup>2</sup>

**Extras**

High Traffic Near Golf Course Near Fitness centre Near Public Transportation Safe Location  
Near Park Near Shopping Mall Near Schools Near Airport Near Shops Frequency location Near  
Medical Center