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Web Ref CL15506



**R2,750,000**

Monthly Levy R4,896 Excl. VAT

Monthly Rates R6,750 Excl. VAT

3 2

104sqm office space "To Let"

Kopp Commercial is pleased to offer you this newly painted and refreshed 104sqm office space, designed for a business ready to grow in a premium location.

Asking Price: R2,750,000.00 (Zero-rated for VAT)  
Rates: R6,749.59 per month  
Levies: R4,895.09 + VAT (includes R1,884.22 for security)  
Currently let with a solid rental income.

Key features include:

- Executive office, open-plan workspace, kitchen, toilet, store/server room
- Expansive balcony & large patios for outdoor meetings or staff relaxation
- Excellent security with 20 unallocated open parking bays and 5 dedicated bays (3 basement, 2 open bays)
- Freshly painted for a modern and clean look, ready for immediate occupancy

## Features

<b>Title</b>	Sectional		
<b>Zoning</b>	Commercial		
<b>Exterior</b>		<b>Sizes</b>	
Security	Yes	Floor Size	104m <sup>2</sup>
Basement Parkings	3		
Open Parking Bays	2		