



## 383m<sup>2</sup> Office For Sale in Groenkloof

|   |                         |
|---|-------------------------|
| Size                                    | 383m <sup>2</sup>       |
| Gross Monthly Rental per m <sup>2</sup> | -                       |
| Lease Period                            | -                       |
| Availability                            | -                       |
| Deposit                                 | -                       |
| Annual Escalation                       | -                       |
| Zoning                                  | Commercial              |
| Open Parking                            | 450                     |
| Covered Parking                         | 650                     |
| Basement Parking                        | -                       |
| Parking Ratio                           | 4 Per 100m <sup>2</sup> |
| Air Conditioning                        | Yes                     |
| Security                                | Yes                     |
| Power 3 Phase                           | Yes                     |

All rates exclude escalation and 14% V.A.T.

### Greenpark Estates, Groenkloof, Pretoria

One of the few office parks in Groenkloof area  
Secure office park with guard house & access control  
Preferred by Embassies and corporate headquarters  
Close proximity to small convenience centre with restaurants, shops  
Close to Brooklyn Mall & Business Hub  
Close to well-known hospital, SABS, UP Groenkloof Campus  
Easy access to freeways and CBD via Fountains Circle, with public transport available  
Buildings set in a calming garden with outside pause areas  
Complete floor in excellent condition

#### Extras

Backup Power Generator Borehole on premises Landscaped Gardens  
Guardhouse 24-hour Security Property Managers Access Controlled Area



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