



**Soti Christodoulou**  
072 311 8662  
soti.christodoulou@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Galaxy S21 5G

Web Ref CL4331



R3,500,000

Monthly Rates R1,677 Excl. VAT

0 7

Total Excitement - Location, Location, Location!

Are you looking to set up an office or practice?

Look no further. This property has it all!

Total of 6 spacious rooms, 1 spacious boardroom, reception area, kitchen, 3 cloak rooms, storeroom, entertaining area and 7 secure parking bays.

Re-zoning permit & approved building plans in place.

## Features

**Zoning** Commercial

**Exterior**  
Open Parking Bays 7

**Sizes**  
Floor Size 400m<sup>2</sup>  
Land Size 850m<sup>2</sup>