

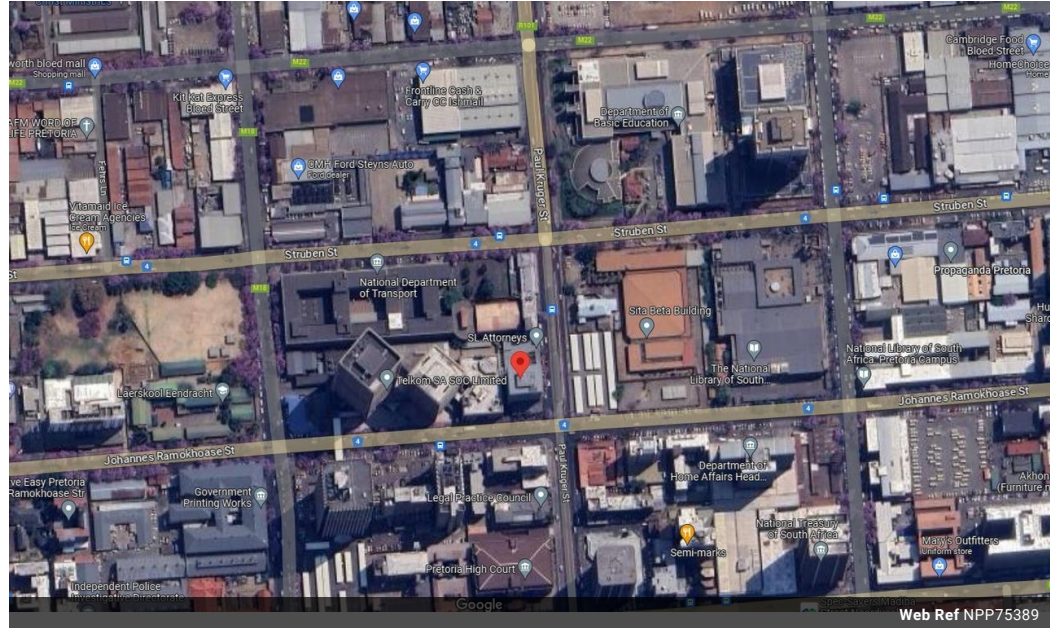


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46 13th Street  
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R46,000,000

Monthly Rates R93,621 Excl. VAT

110 0

Location, Location, Location!

Commercial Block For Sale in Pretoria Central!  
Ideally situated in the centre of Pretoria (CBD), is this 11 storey building, perfect for your corporate head quarters.  
With offices on 9 floors, at 560m<sup>2</sup> per floor, totaling 5040m<sup>2</sup>.  
Commercial area at ground floor level of 1300m<sup>2</sup>.  
Penthouse on top of the building of 350m<sup>2</sup>.  
Parking area in the basement and ground floor comprising 110 parking bays.  
Currently 80% of the building is being let out. It is very well maintained. For more information, please contact me.

Pretoria, which lies roughly 50 kilometres north of Johannesburg, is the administrative capital, one of three capital cities in South Africa. Stand on the slope at the Union Buildings and look towards the Pretoria CBD (central business district) and you will get a

**Features**

**Zoning** Commercial

**Exterior**  
Covered Parking Bays 110

**Sizes**  
Floor Size 8,290m<sup>2</sup>  
Land Size 2,552Ha

