



## 1216m<sup>2</sup> Business Centre To Let

2 Myhoff Road, Claremont

Gross rental **R145920 excl. VAT**

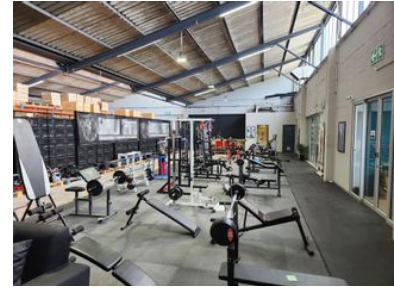
Rare opportunity available in the Claremont / Glosderry area behind the ever-popular Access Park. This 1216m<sup>2</sup> commercial space offers an open-plan layout, airconditioned office areas, kitchen, bathroom and toilets, a showroom space and large warehousing capacity. A well maintained building, with lots of natural light and 3 phase - 100Amp power. The interior is modern and the warehouse section has two roll up doors making for easy and versatile use. Located opposite well-established businesses like Hirsch's, DecoFurn and the other multiple big brand stores in the adjacent Access Park, this is an ideal location for businesses wanting high visibility and passing foot traffic. Modern finishings on the office and showroom space, this warehouse is a cut above traditional industrial spaces.

### Key Features:

Offering a prime Location with easy access to the M5, Claremont and surrounds and close to public transport and major routes...

Rate Per m <sup>2</sup> excl. VAT	R120 / m <sup>2</sup>
Floor Size	1216m <sup>2</sup>
Availability	01 Apr 25
Open Parkings	16

Security	No
Air Conditioning	Yes
Type	Business Centre
Title	None
Zoning	Commercial

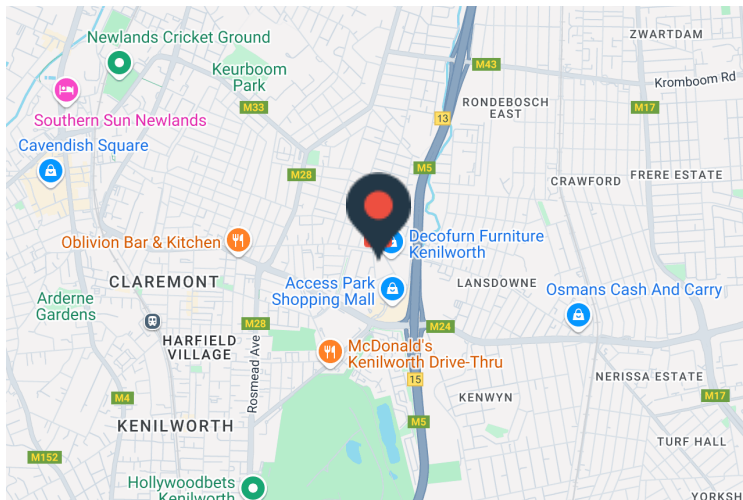


## CONTACT US



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