

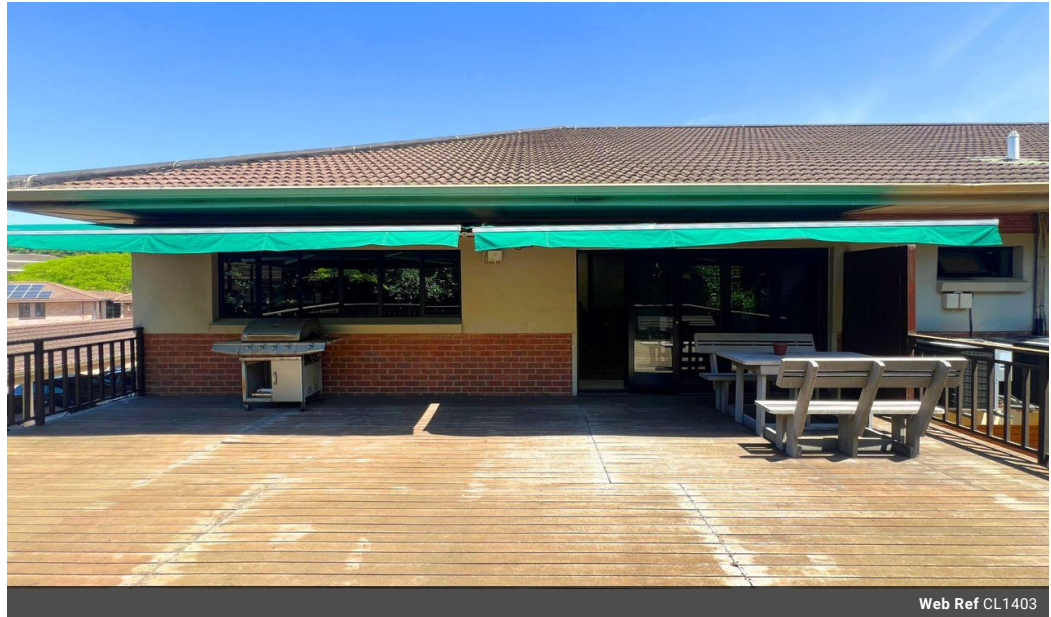


Aphelele Cele
 0849087982
 aphelele@foundation.co.za

Contact Fundation Property

073 6601990

Block C
 Bellevue Campus
 5 Bellevue Road
 Kloof



Web Ref CL1403



R12,500,000

Monthly Levy R12,287 Excl. VAT

Monthly Rates R30,120 Excl. VAT

 10  28

A Grade Office Block For Sale

Presenting an exceptional opportunity for owner occupation, this expansive office building located within the prestigious Derby Downs Office Park in Westville, offers a generous space measuring 885 square meters. Currently partitioned, the layout can be effortlessly reconfigured to suit the specific needs of prospective purchasers, ensuring flexibility and customization.

Key Features:

- Ground Floor: Welcoming lobbies on either side of the building provide access to both the ground floor and the first floor. The ground floor comprises an open-plan layout in the center, flanked by 7 separate offices, a store room, a kitchen, and male and female toilets.

- First Floor: Ascending to the first floor unveils a spacious boardroom capable of accommodating 20+ people, complemented by a

Features

Zoning Commercial

Interior
 Air Conditioning Yes

Exterior
 Security Yes
 Covered Parking Bays 10
 Open Parking Bays 28

Sizes
 Floor Size 885m²

Extras

Lobby in Building Covered Parking Balcony Security Conference Room Air Conditioner Open Plan Sliding Doors Guard House Backup Power Wooden Deck