



**Jayne Richards**  
0828723865  
jayne@foundation.co.za

Contact Fundation Property

**073 6601990**

Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof

#### FEATURED



Web Ref CL4589



**R3,527,500**

**Monthly Levy** R13,043 Excl. VAT

**Monthly Rates** R7,898 Excl. VAT

 0  12

#### 244m2 Office/s for sale in Gillitts

Located centrally and parallel to the M13, this upstairs office suite offers excellent visibility and accessibility. The space is split into two separate offices, both currently tenanted, making it an ideal investment or the perfect new location for your business.

##### Office 1:

139m<sup>2</sup> of office space  
Additional 12m<sup>2</sup> storeroom  
8 parking bays  
Tenant in place until February 2025

##### Office 2:

105m<sup>2</sup> of office space  
4 parking bays  
Tenant in place until May 2025  
Current Monthly Income: R41,240.91

This property is part of a secure and popular office park, offering long-term potential for both investors and business owners alike.

#### Features

<b>Title</b>	Sectional			
<b>Zoning</b>	Commercial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Air Conditioning	Yes	Security	Yes	Floor Size
		Open Parking Bays	12	244m <sup>2</sup>

