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Contact Fundation Property

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Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof

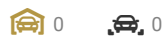


Web Ref CL4655



R175 per m<sup>2</sup>

Gross Monthly Rental R45,763 Excl. VAT



Prime Retail Opportunity at Lillies Quarter.

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Available for lease, Shop B12 is strategically located in the recently upgraded Lower B Block on Builders Way Road, offering 261.50 SQM of versatile retail space. This unit boasts:

- Double-Volume Design: Includes a mezzanine level, ideal for office use or additional storage (provided at no extra charge).
- Convenient Access: Parking directly in front of the store and a rear roller shutter door for seamless deliveries via the alleyway.
- Upgraded Features: Modern epoxy flooring, full air-conditioning, and enhanced shopfronts for superior visibility and signage opportunities.
- Enhanced Infrastructure: Equipped with a 3-phase, 60amp electricity supply, ensuring reliable power for diverse retail operations.

## Features

**Zoning** Mixed Use

### Interior

Air Conditioning Yes

### Exterior

Security Yes

### Sizes

Floor Size 262m<sup>2</sup>

