

600.00M² OFFICE **FOR SALE** IN FOURWAYS

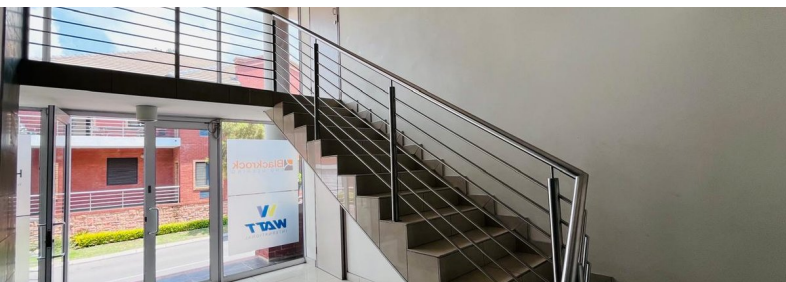
Attention to all investors: This building is fully let, with good yields. Excellent investment prospect!

This fully tenanted commercial building has secured leases in place, and is an excellent prospect for an investor looking for a low-maintenance property with a good yield. The rentable area is approximately 600m², and sites over the ground and first floors. There is a basement measuring 280m², and parking includes 10 basement bays, 3 covered bays and 6 open bays. The building has been beautifully maintained and is in fantastic condition.

Waterford Office Park, located in the rapidly growing Fourways business hub, is access-controlled, with 24-hour security and lush landscaped gardens that enhance its appeal. Conveniently positioned near major routes such as Witkoppen Road, Cedar Road, and Douglas Drive, the park ensures excellent connectivity and easy access via public transport. On-site amenities include a coffee shop, while high-speed fibre connectivity supports seamless business operations. Storerooms are available in most buildings, and the park also offers opportunities for future expansion—making this a prime choice for growing businesses.

Features:

- GLA (m²): 600.00
- Erf Size (m²): 905.00
- Zoning: Commercial
- Building Grade: A-Grade
- Security: Full Day Access Controlled
- Fitout: Fitted



CONTACT US

Tessa Joseph
+27782893902
tess@3cubeproperty.co.za

REF80588

R123
EXCL. VAT