



890.00M² OFFICE **FOR SALE** IN FOURWAYS

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

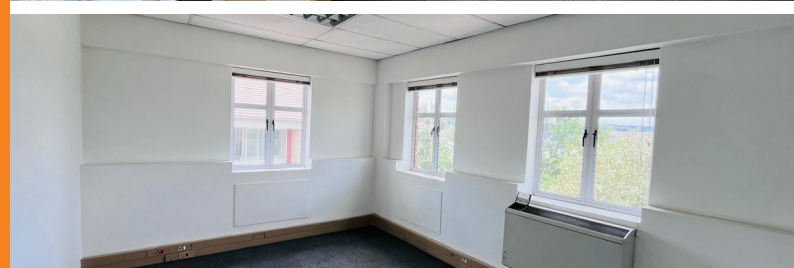
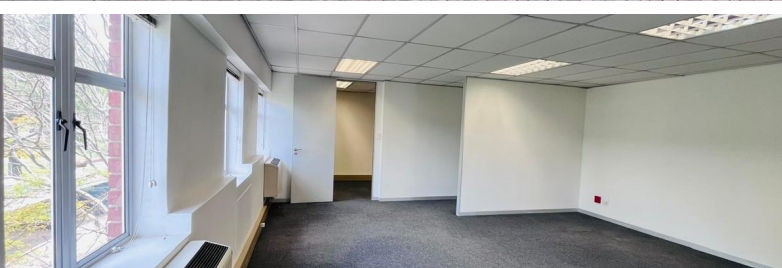
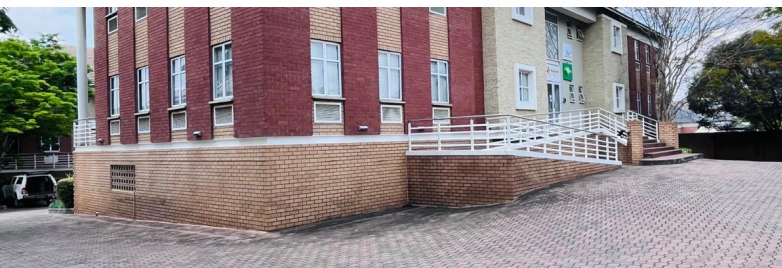
This beautiful facebrick building is situated in the picturesque Waterford Office Park, is nearly fully tenanted, and would suit both an investor or an owner-occupier. It is nearly fully tenanted, with a small amount of vacant space, making it an attractive proposition for an investor looking for a low-maintenance property and a good yield. The letting area measures 890m², over two floors, there is a basement of 600m² with 21 bays, 9 covered bays, 4 open bays and 4 basement storerooms, and a large patio area of 180m².

It has been beautifully maintained, and also has a back-up generator of 30kva, which can be purchased separately. This property has excellent signage opportunities onto Witkoppen Road.

The park 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): 890.00
- Erf Size (m²): 1759.00
- Zoning: Commercial
- Building Grade: B-Grade
- Security: Full Day Access Controlled
- Fitout: Fitted



CONTACT US

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

REF62439

R20,000,000
EXCL. VAT