



1729M² OFFICE **FOR SALE** IN MONTAGUE GARDENS

This well-appointed commercial property offers an exceptional combination of functional workspace and modern office amenities, ideally suited to a corporate or light industrial operation. The ground floor features a spacious open-plan reception area, a large showroom, and guest toilet facilities, creating a professional and welcoming first impression for clients and visitors. The first floor comprises nine generously sized open-plan offices, with the flexibility to be reconfigured into approximately 16–18 smaller offices, allowing for adaptable workspace planning. Further enhancing the property is a well-designed executive component, including a director's office with private storeroom, bathroom, and shower, as well as a dedicated server room and secure walk-in strongroom/safe. Staff amenities are comprehensive, with a large kitchen, multiple restrooms, and additional female ablution facilities. The factory component is highly functional, offering seven spacious open-plan production areas, including an anti-static room suitable for specialised operations, supported by compressed air points throughout. The building is further equipped with ± 120 amps of three-phase power, three sub-distribution boards, a fully computerised alarm and access control system, and network points throughout. Conveniently located with easy access to Bosmansdam Road, the N7, and N1 highways, the property also offers ample parking and a secure, versatile environment for a wide range of business operations.

DISCLAIMER:

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Features:

- GLA (m²): 1729
- Power (Amps): 120
- Zoning: Commercial



REF37861

CONTACT US

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R17,000,000
EXCL. VAT