

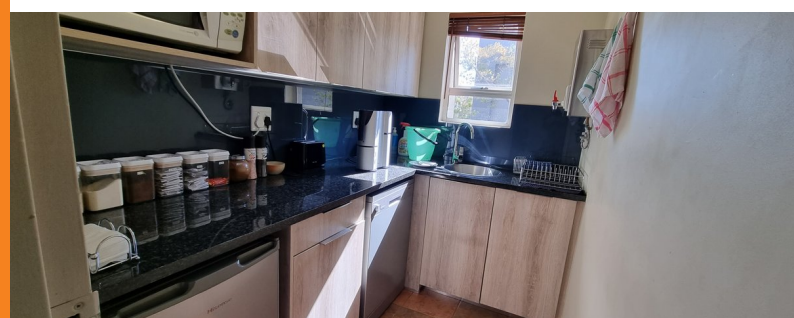
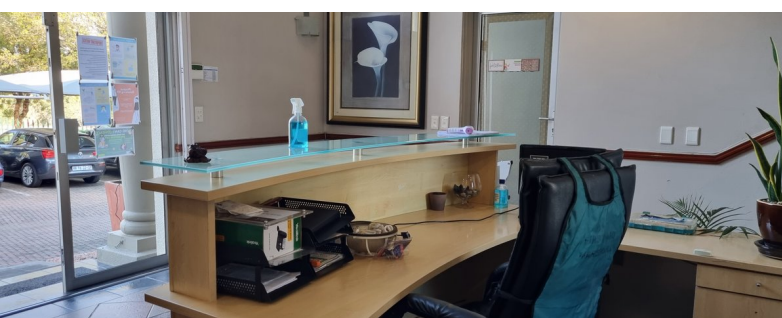


835.00M² OFFICE **FOR SALE** IN SUNNINGHILL

Located within a secure office park just north of the N1 Freeway, this well-positioned standalone commercial building offers an exceptional opportunity in the sought-after Sunninghill business node, adjacent to the established residential area and the rapidly expanding greater Waterfall development. The property spans three floors and is designed to accommodate either a single corporate tenant or multiple occupants. Each level features well-configured office spaces supported by modern amenities, including a boardroom, dedicated training rooms, and ablution facilities on all three levels for convenience. Two floors are fitted with practical kitchenette areas, making day-to-day operations seamless for staff and visitors. A standout feature of the building is its impressive entertainment area, complete with a pub and covered terrace that provides sweeping views across Johannesburg—ideal for corporate functions, staff gatherings, or informal meetings. The property also includes a substantial parking component, with 43 dedicated parking bays covering approximately 1,210m², ensuring ample parking for employees and guests. Combining accessibility, security, and versatile space, this property presents an excellent commercial investment or owner-occupier opportunity in a thriving business corridor.

Features:

- GLA (m²): 835.00
- Erf Size (m²): 1040.00
- Zoning: Commercial



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REF25523

R8,350,000
EXCL. VAT