

## 2467M<sup>2</sup> RETAIL TO LET IN ELMA PARK

Unlock exceptional business potential at One on First, a well-positioned mixed-use development designed for visibility and convenience. Located adjacent to the N12 highway and within easy reach of OR Tambo International Airport, this property places your business at the centre of constant movement and activity. The surrounding area combines thriving residential neighborhoods with established commercial and industrial zones, ensuring a reliable flow of customers throughout the day. Prominent nearby destinations, including popular retail outlets, golf courses, and hospital-ity venues, further boost the area's appeal and foot traffic.

This expansive 2467m<sup>2</sup> retail space is ideal for businesses seeking scale, exposure, and a professional environment. The property is equipped with comprehensive security features such as 24-hour monitoring, surveillance systems, perimeter fencing, and secure parking facilities. Additional benefits include lift access, regular cleaning services, and seamless connectivity to major transport routes. With an active residential component on-site, your business gains ongoing brand visibility in a lively and well-frequented setting, making it an excellent choice for long-term growth and success.

### Features:

● GLA (m<sup>2</sup>): 2467

● Zoning: Retail



### CONTACT US

**Caron Hagues Hagues**  
+27824570269  
caronhagues@outlook.com

REF33923

**R431,725**  
PER MONTH EXCL. VAT