

# 400m Office For Sale in Les Marais (3250000 R)



Location **Gauteng, Moot**  
<https://www.freeadsz.co.za/x-231613-z>



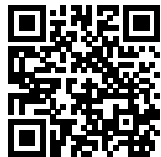
Centrally located Investment Property.

Zoned for office use. Currently being used as a recording studio. +- 800m<sup>2</sup> Stand already subdivided and rezone, needs a boundry wall or can use parking of other property. This building offers the following: +- 400m<sup>2</sup> under roof coverage. Entrance Hall 1 x Boardroom with aircon 9 x Offices of which four are air conditioned. 4 x Toilets ( 2 x Ladies, 1 men, urinal and wheelchair friendly toilet) Shower with basin. 2 x Sound proof studios fully airconed 1 x Storeroom Kitchen with under counter oven and ample built-in-cupboards. Excellent security with electric gate and alarm system. Open parking bays with double carport. This property is +- 10 years old and in a prestige condition. Potential with unlimited possibilities to work for your type of business. Near all amenities and main routes. Situated in a quiet street. Call now and don't miss out on this opportunity. 072 073 5975 / 072 908



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