



# 425m<sup>2</sup> Office For Sale in Lynnwood Glen



**Louis Lotter**  
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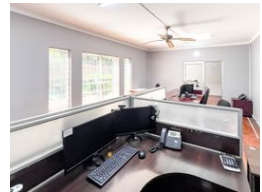
Contact Mandated Property Group

010 1094750

Thornhill Office Park  
Building 10  
84 Bekker Rd  
Vorna Valley  
Midrand  
1686



Web Ref CL190



## R4,995,000

Monthly Rates R3,305 Excl. VAT

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### Business Opportunity for Investors – Ideal for Office Use or Future Development

An exceptional opportunity awaits! This versatile double-storey property is perfectly suited for business, office use, or redevelopment, and will be rezoned at the seller's cost to match the buyer's intended use. VAT included in the sale – making this an attractive investment!

Boasting ±425m<sup>2</sup> under roof, this well-maintained property offers a spacious and functional layout, including:

- 2 x welcoming reception areas
- 6 open-plan shared office concepts
- 6 private, air-conditioned offices
- Boardroom
- Walk-in safe
- Server room

**Zoning** Mixed Use

**Sizes**

Floor Size 425m<sup>2</sup>  
Land Size 1,026m<sup>2</sup>

