

To Let

Fourways Golf Park Warehouse Ground 2

118 Roos Street, Fourways, Sandton, Gauteng, 2055

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Fourways Golf Park

The district referred to as Fourways, which is a collection of suburbs, is the fastest-developing commercial and residential hub in northern Sandton, north of Johannesburg, South Africa. The main access routes to Fourways are off the N1 at R511 William Nicol Drive, or alternatively along R564 Witkoppen Road. It is roughly as far as one can go in the city before metropolitan Johannesburg dissolves into rolling hills, game farms and the capital Pretoria, 55 kilometres to the northeast. Hartebeespoort Dam and the Magaliesberg Mountains lie half an hour to the north-west. Fourways is bordered by Bryanston to the east and south and Randburg to the west. Fourways Mall is currently undergoing a major refurbishment and there are plans for a Gautrain Station. Other shopping centres in the area include Cedar Square, Fourways Crossing and Monte Casino.subject property is a stand-alone two-storey building in an extremely secure office park. The building is constructed with low maintenance face-brick. Kulundleko Solutions (Pty) Ltd occupies the ground floor measuring 690 m^2. The first floor measuring 786 m^2 is vacant. The finishes inside the building are of a superior quality. The flooring is wooden, carpeting and tiles, and the offices are fully airconditioned. The office block has a combination of basement, shaded and open parking bays. The leases are gross leases. The rental, rates and taxes, operating costs and recoveries are part of the gross rental and the increases year on year in expenses are recovered accordingly. Fourways Golf Park offers a unique office location for golf lovers. Constructed around a small golf course, tenants have direct access to exclusive golf facilities. This is the perfect opportunity for business meets and those who simply enjoy the game. 24-hour security is provided via a security controlled access to the Park. The Park is located on both the Gautrain and bus route. We have not undertaken a structural survey of the above-described improvements or finishes, nor have we arranged for tests or inspections to be carried out on any of the service installations.

Features

24 Hour security | Well maintained premises | Located around a 9 hole par 3 golf course | Ample parking | On The Gautrain route | Easy access to main routes

Building information

Gross Lettable Area	**2,804 m^2**
Grade	**A Grade**
Building sector	**Office**







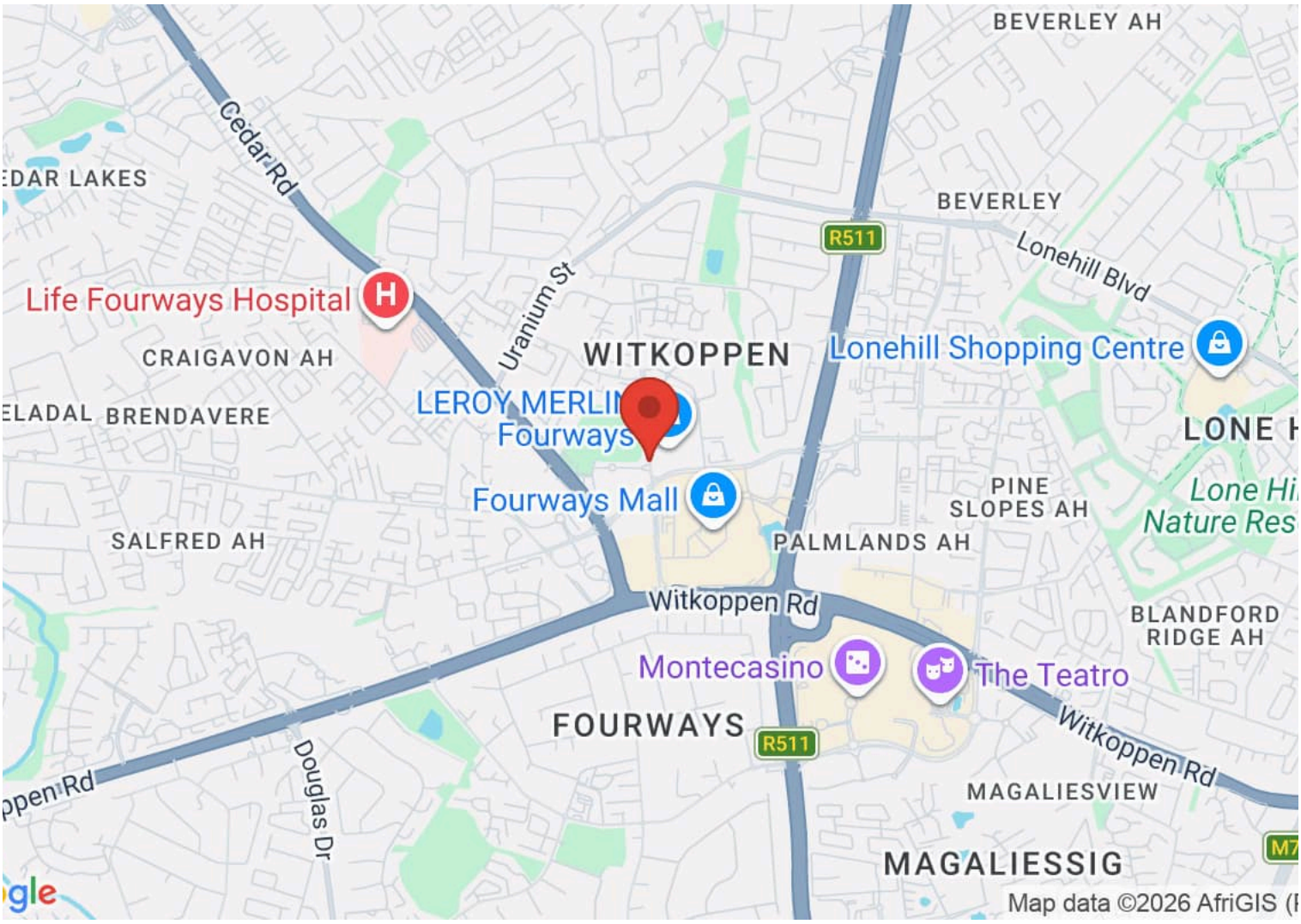
The Space

287.83m² Warehouse space available to let in Fourways Golf Park, Fourways, Sandton.

287.83m² Office Warehouse space available to let in Fourways Private Golf Park, Fourways, Sandton.

Unit information

Gross lettable area	**288 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**



Get in touch

LN

Lauren Naylor

lauren@quointechnologies.co.za | +27632725491



Jaclyn Baiocchi

jbaiocchi@broll.com | +27825550424