

## POA

1,200m<sup>2</sup> Business Centre To Let  
in Melodie

Web Ref: FHC3



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# Welcome to our Office and retail centre ‘ The Regus ’ from 30 square meters to 1000 square meters.

Prime Commercial Space in the Heart of Hartbeespoort. Ideal for high end businesses.

Introducing an exceptional opportunity to lease a prominent commercial space situated in the bustling heart of Hartbeespoort. As shopping centres are continually evolving, integrating innovative designs and technologies to create engaging and convenient spaces for businesses and shoppers. These versatile spaces offer a blend of modern design and functionality, catering to a variety of business needs. Renting out these flexible and customizable store spaces is an interesting business concept that caters to the diverse needs of entrepreneurs and businesses.

## Key Features:

- Location: Strategically positioned in a high-traffic area with excellent visibility and accessibility, ensuring maximum exposure for your business. Flowing into residential areas, fostering a thriving commercial environment.
- Layout: Open floor plan with ample natural light, ideal for retail, office, or showroom purposes. Configurable space adaptable to your specific requirements. Space available from as little as 30 squares to 1200m + squares.
- Modern Infrastructure: Implementing eco-friendly features such as green roofs, solar panels Up-to-date wiring, and utilities to support your business operations seamlessly. Uniquely different is the implementing of shipping containers. These elements collectively aim to create an inviting, adaptable, and immersive environment that meets the diverse needs and preferences of modern consumers.
- Energy Independence: Solar energy has emerged as a beacon of sustainability, presenting a myriad of benefits for commercial properties. The integration of solar power into commercial properties heralds a transformative era..

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## Ideal for:

- Retail outlets

Parking – monitored free parking  
Security – mall completely fenced in with two entrance and exit gates

Schedule a Viewing:  
Arrange a private viewing today and envision your business thriving in this prime commercial location.  
Don't miss this opportunity to establish your business in one of the most coveted commercial spaces in Hartbeespoort.

Price on application.  
Contact us for your exclusive viewing without delay.



Monthly Rates

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Zoning

Mixed Use

Exterior

Security Yes

Sizes

Floor Size 1,200m<sup>2</sup>

Land Size -