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## Exclusive Mandate! The perfect business property in the heart of Hartbeespoort.

Welcome to the new business hub in the heart of Hartbeespoort.

This magnificent property has a lot to offer for the perfect touch for the town, with this property that is offering seven offices and two bathrooms and more than enough parking that has been paved out.

With just below 600 square meters of floor size, this beauty can be changed into more office space, a shared office block or just one office for the perfect company.

Furthermore we have a stand that is the perfect place to add new offices, enough space for an extra four container offices spaces to make it the perfect hub, you are looking at 1150 square meters of space with a coffee shop for the office hub's convenience.

### Monthly Bond Repayment

Calculated over 20 years at 10.75%  
with no deposit.

R59,187.85

### Bond Costs

These calculations are only a guide. Please ask  
your conveyancer for exact calculations

R65,785.00

### Transfer Costs

R499,107.00

### Monthly Rates

R1,400





## INTERIOR

Bedrooms	0
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	Yes

## EXTERIOR

Carports / Parkings	15
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

## SIZES

Floor Size	560m <sup>2</sup>
Land Size	2,590m <sup>2</sup>



**Lourens Rautenbach**

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