

# Show-room to Let

## Sunny Rock Germiston



Awesome freeway exposure



Easy access to N12,  
24-hour security,  
Neat Tidy Complex



The premises, based on the SAPOA method of measuring, comprise the following:

- **Retail / showroom area**      **2 256m<sup>2</sup> (Approximately)**
  - Ground floor:                      1165m<sup>2</sup> (Floor to ceiling height 3.0m)
  - First floor:                            1091m<sup>2</sup> (Floor to ceiling height 3.0 – 3.5m)
- **Conference area and foyer**      **151m<sup>2</sup> (Approximately)**
  - Conference rooms                      82m<sup>2</sup>
  - Foyer                                        69m<sup>2</sup>
- **Kitchen area:**                      **141m<sup>2</sup> (Approximately)**
  - Seating area                              90m<sup>2</sup>
  - Kitchen area                              51m<sup>2</sup>
- **Ladies and gents' toilets**              **38m<sup>2</sup> (Approximately)**

The area could be used for a variety of purposes including retail and mini factory type operations.

### Rental:

Dependent on the use, R 65.00 – R95.00 per square meter excluding electricity, refuse, sewerage and water, parking and vat.

### Additional Charges:

- **Parking rates**
  - Open Bay – R 300.00 per month each excluding vat
  - Carports – R 500.00 per month each excluding vat
  - Shade-net – R 360.00 per monthly each excluding vat
- **Electricity and Water (metered)**
- **Fixed Electrical Capacity Charge R6,643.61 per month excluding vat**

Lease period: negotiable

Occupation: Immediately

**Call: Gregg 083-255-2321 or 011 453-7600 o/h**

Conditions Apply

T  
O  
L  
e  
t  
T  
O  
L  
e  
t  
T  
O  
L  
e  
t