



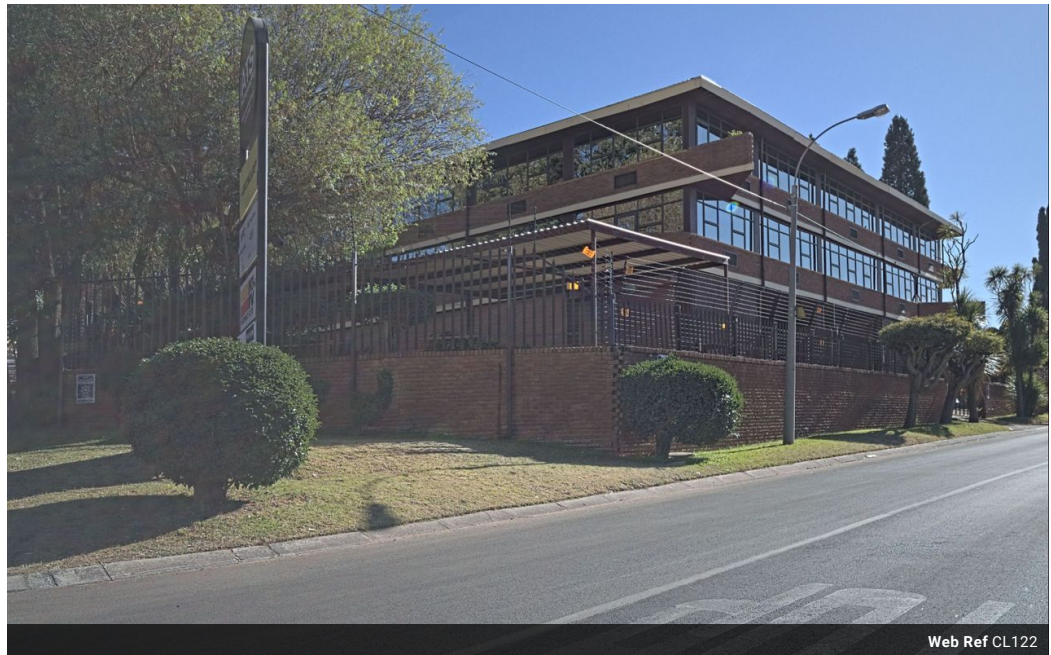
**Tinus de Beer**  
0797612104  
tinus@mandated.co.za

Contact **Mandated Property Group**

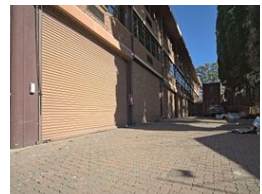
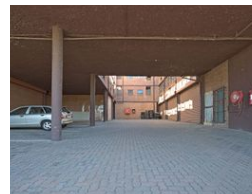
010 1094750

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

3,037m<sup>2</sup> Building For Sale in Bergbron



Web Ref CL122



R10,000,000

Monthly Rates R22,000 Excl. VAT

37 20

## Business 4 Building For Sale - Bergbron/Nortcliff

Prime Commercial Property for Sale in Bergbron, Northcliff

### #Property Overview:#

Location: Bergbron, Northcliff  
Erf Size: 2,550 sqm  
Building Size: 3,037 sqm (3 floors of 1,013 sqm each)  
Coverage: 40%  
Zoning: Business 4  
Municipal Value: R12,000,000-00  
Selling Price: R10,000,000-00

### #Features and Amenities:#

Security: Equipped with electric fencing for enhanced security.  
Access: Three access gates ensure smooth entry and exit.  
Storage: Includes two containers for additional storage needs.  
Power Supply: Fitted with a generator to ensure uninterrupted power.  
Climate Control: Air conditioning in some of the offices.  
Parking: 57 parking spaces with a mix of open and covered options

**Zoning** Commercial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes

### Exterior

Security	Yes
Covered Parking Bays	30
Basement Parkings	7
Open Parking Bays	20

### Sizes

Floor Size	3,037m <sup>2</sup>
Land Size	2,550m <sup>2</sup>

