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SOLE MANDATE

Web Ref CL307



**R3,950,000**

Monthly Rates R3,484 Excl. VAT

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**Commercial Property for Sale in Fairfield Estate**

Freestanding Office Building at a Prime Location

Sole Mandate ! This 1,072 sqm erf, zoned as Local Business 2 (LB2), has a rich history of various business uses. It is currently home to an engineering consulting firm and has previously hosted doctors' rooms, a boarding house, a pastoral counseling home, an accounting firm, and a quantity surveyor's firm.

It offers the following:

- An Airconditioned Reception area.
- 6 x Airconditioned Offices
- 1 x Conference Room
- 1 x Walk-in Safe
- 1 x Kitchen & 2 x Toilets
- 7 x Secure Parking Bays
- 1 x Storeroom which was previously a Double Garage.
- 1 x Batchelor Flat & 1 x Small outside Storeroom
- 8 kw Sun Synk Inverter with 3 x 5kw Lithium-ion Batteries and 16 Solar Panels that export to City of Cape Town.
- 3-Phase Electricity

**Features**

**Zoning** Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Open Parking Bays 7

**Sizes**

Floor Size 350m<sup>2</sup>  
Land Size 1,072m<sup>2</sup>

**Extras**

Entrance Hall Inverter System Solar Panels Air Conditioner Fiber Optic Cabling PABX System  
Server Room Safe Electrical Geysers