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R5,065,000



## GROUND FLOOR OFFICE SPACE FOR SALE IN DURBANVILLE

**\*\*AVAILABLE IMMEDIATELY!\*\***

Discover Bella Rosa Village, reminiscent of a charming "Little Italy." With its classic Roman architectural style, this prime location along Durban Road offers businesses easy access to the N1 and other major thoroughfares.

Enjoy peace of mind with round-the-clock security featuring digital facial recognition for access.

**\*\*PROPERTY FEATURES:\*\***

- 189 sqm of office space
- 43 sqm communal lobby area

**\*\*Interior Layout Includes:\*\***

- Reception area
- Spacious admin office
- Kitchenette
- 2 enclosed offices
- 1 boardroom
- 1 storage/server/meeting room

## Features

<b>Building Name</b>	Modena Building
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	215m²

