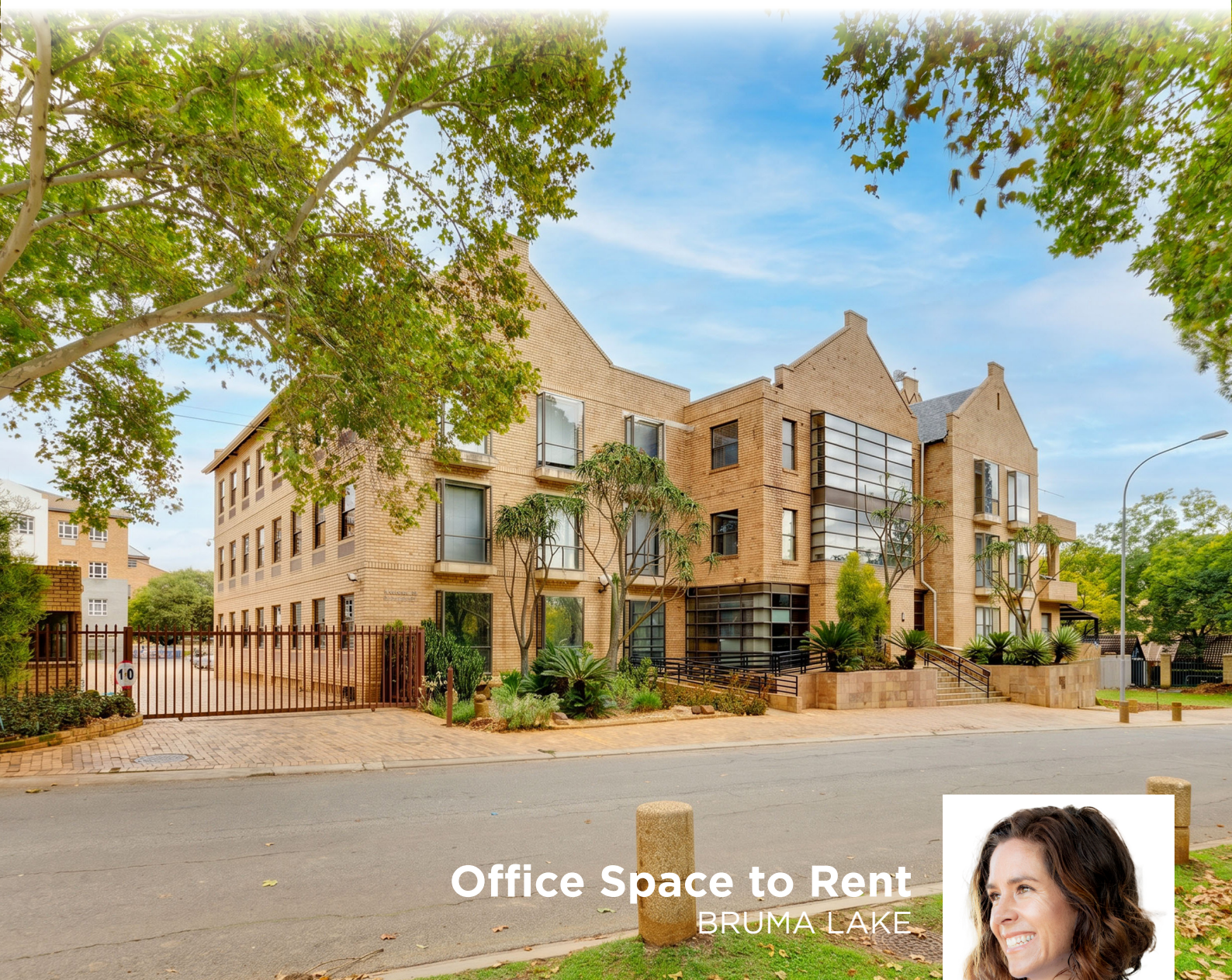


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Office Space to Rent
BRUMA LAKE



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Janet Lightbody
+27 (0)82 469 6303

7 ZULBERG CLOSE, BRUMA

EXCLUSIVE OCCUPANCY

R246 960^{PM*}



*All rates are exclusive of VAT

Building size

3 087.00 m² | R80.00 per m²

Lease Type

Gross lease

Lease Period

5 years

Parking Bays

36 Basement | 40 Carport | 27 Open-air

Rate per Parking Bay

Basement R500.00 | Carport R350.00 | Open-air R150.00

Annual Escalation

8%

Lease Includes

Rates & taxes, and building insurance

Lease Excludes

Electricity, water, sewerage & effluent charges, standard refuse removal fees and building maintenance costs

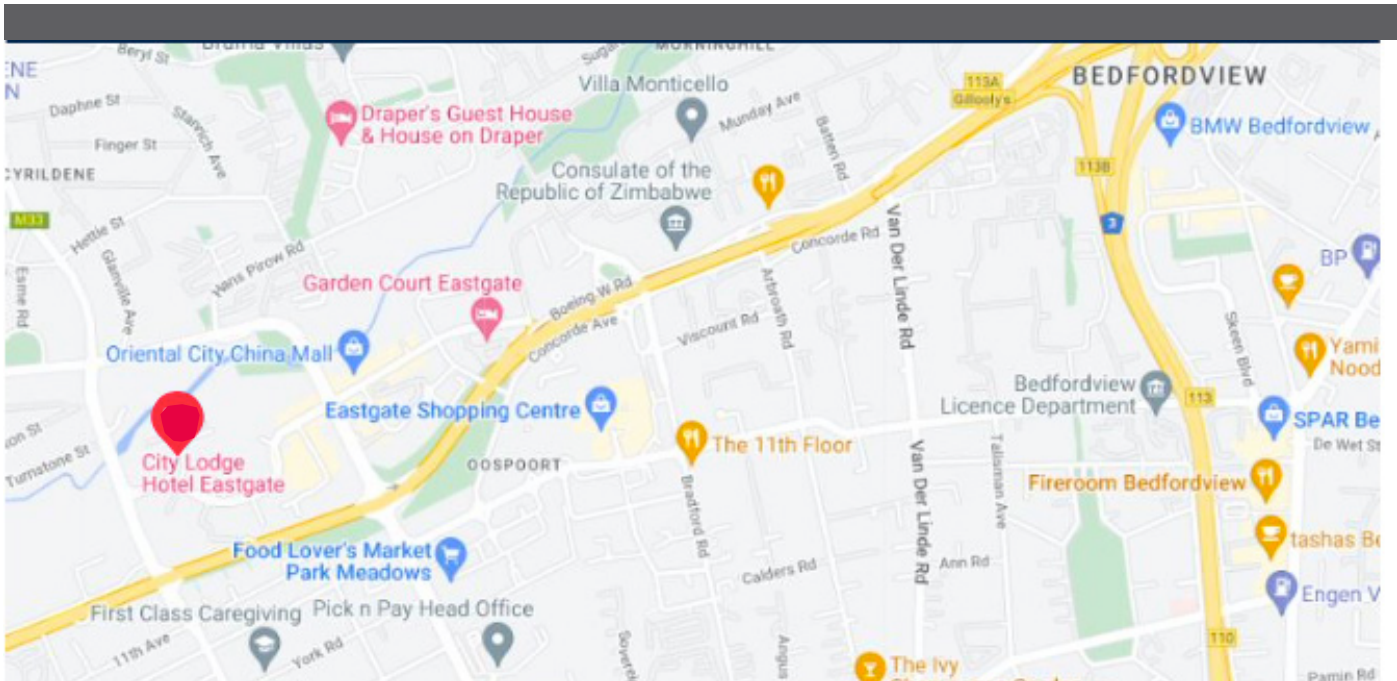
7 ZULBERG CLOSE, BRUMA

Property Location	<ul style="list-style-type: none">• Direct Access to the N12 highway• Close proximity to Eastgate Shopping Centre and Bedford Centre
Property Features	<ul style="list-style-type: none">• Generator 3-Phase electricity• Wheelchair access throughout• Disabled bathroom on ground floor• Male & female bathrooms on each floor• Elevator• Kitchens• Canteens• Patios• Balconies <ul style="list-style-type: none">• Meeting rooms• Boardrooms• Training rooms• Open-plan & private offices• Large heavy duty walk-in safes• Air conditioning throughout• Storerooms• Reception• Server room



ABOUT THE PROPERTY:

The property is strategically located within Bruma Lake, a vibrant area for commercial activity. This classically styled building is tranquilly located within a cul-de-sac and offers so much potential. The property falls within the Bruma Lake Owners Association who is responsible for securing and maintaining the area.



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