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PROPERTY GROUP



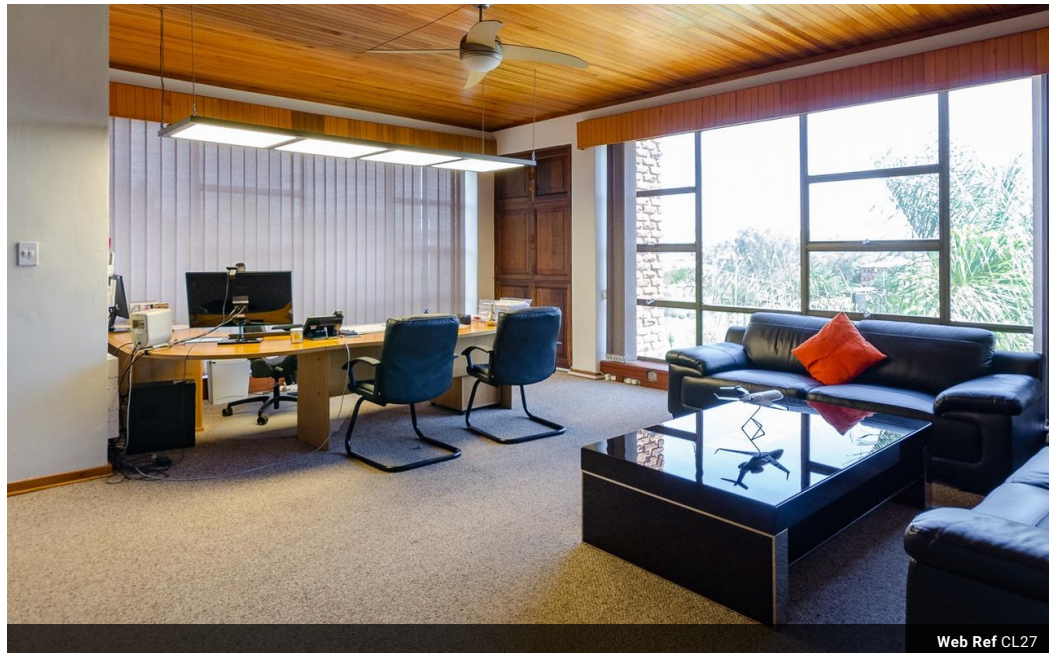
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Unit 1 Cyrus House (Building 13) Mulberry Hill Office Park, Dainfern, Sandton, 2191

1,783m<sup>2</sup> Building For Sale in Strijdompark



Web Ref CL27



R12,500,000

16 34

Versatile Industrial/commercial space

This 3 story, face-brick building offers excellent and generous warehouse space with well-maintained offices above. The offices are fully carpeted and have stylish and upmarket built in cupboard space. As this building was utilized as a headquarters for a music producer, the offices offer a very different feel than the standard industrial building in Strijdom Park. A must see!  
The property is quite large and can still house another 1000m<sup>2</sup> of additional office or warehouse space (allowing for another 3 levels to be built), perfect for an expanding business.  
The offices are all air-conditioned.  
A PV solar powered system can generate 66w/h per day which contributes to a 60-80% saving on the electrical bill each month (dependent on usage).

### Features

**Zoning** Commercial

**Exterior**

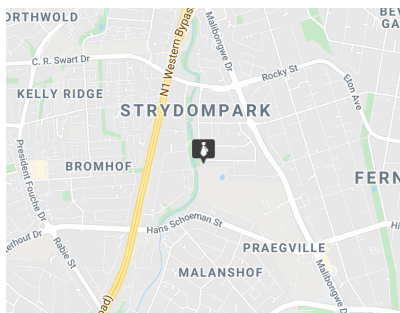
Covered Parking Bays 16  
Open Parking Bays 34

**Sizes**

Floor Size 1,783m<sup>2</sup>

**Extras**

Fully Airconditioned Balcony Covered Parking (16 spaces covered, 34 uncovered) Solar Power High Security System High voltage fencing Built in cupboards Carpeted offices



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