



## Commercial Office Unit For Sale in Johannesburg South Africa



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Niall Madden  |
| Nom de compagnie: | Esales Property Limited   |
| Pays:             | Royaume-Uni   |
| Expérience since: | 2002  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
| Languages:        | English   |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 358,973.58 |

#### Location

|                     |                |
|---------------------|----------------|
| Pays:               | Afrique du Sud |
| Adresse:            | Arbroath Rd    |
| Indicatif régional: | 2008           |
| Soumis:             | 10/08/2023     |

#### Description:

Commercial Office Unit For Sale in Johannesburg South Africa

Esales Property ID: es5553822

46 Arbroath road,  
Bedfordview,  
Johannesburg,  
Gauteng,  
S Africa

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This property is situated near Eastgate Shopping Centre and Bedford Centre, both well-known landmarks that attract thousands of shoppers daily and at weekends. Arbroath Road is an arterial road linking the



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southern, northern and eastern regions of Johannesburg to Bedfordview and high-class shopping Centres via highways. The property can be used as offices, training centre, restaurants, Spa, and potential for more.

The average income of households in the area is high and it is well above the average income of other wealthy areas. The residential homes are of high standards, top private schools are plenty, and the place is green everywhere. The property was renovated and refurbished in 2009 with quality facilities and structures. Old facilities and infrastructure were replaced with new ones, and additional facilities and security systems were added. This includes a new brick perimeter wall, electric wire and security systems (plus a security company to attend to alarm activations, if any), classrooms with air conditioners, fully tiled and carpeted everywhere inside, brick paved everywhere outside, spacious rooms, wooden doors and burglar bars, kitchen and storerooms, and much more. The outside area has beautiful flowers and trees all around ( palm trees, avocado and walnut trees, and olive trees) and there is a borehole with plenty water for the gardens. when I go outside I can see the Bruma mountain on my right and Eastgate shopping Centre nearby and glass buildings not far from here. The electric and plumbing systems are new, ceilings were replaced, door frames are new, and the place has been painted with lovely colours and maintained well all along.

The other properties in the commercial hub are used for businesses such as Mercedes Benz dealership across Arbroath road, A large insurance group right behind our property (pan handle ), and other accounting firms. Beyond this commercial hub there are upmarket residential units, both freehold and cluster homes. Most importantly, 50 parking bays for cars are available within the perimeter walls of the property. There is no sea in Johannesburg as Durban is 5 hours away (see below 'distance from the sea')

## ABOUT THE AREA

Johannesburg, South Africa's biggest city and capital of Gauteng province, began as a 19th-century gold-mining settlement. Its sprawling Soweto township was once home to Nelson Mandela and Desmond Tutu. Mandela's former residence is now the Mandela House museum. Other Soweto museums that recount the struggle to end segregation include the somber Apartheid Museum and Constitution Hill, a former prison complex.

Johannesburg is South Africa's most diverse, progressive and energetic city, the country's best showcase for activism and optimism. There's really nowhere better if you want to see the face of modern South Africa and get a sense of how far the nation's come and where it's going next.

Though the city – like the rest of South Africa – is still dealing with the legacy of racial segregation, it has become a truly diverse place. Walk around Johannesburg and you'll hear snatches of Afrikaans, Zulu and Xhosa, but you may also catch some Urdu, Hindi or Chinese.

High-intensity in everything it does, Johannesburg manages not only to be the country's biggest and the continent's richest city but also – at least according to the locals – the world's largest man-made forest. There are some ten million trees dotted around, lending the place a surprisingly fresh and spacious feel.

3,5 hours by car to Kruger Park, a famous nature reserve housing a wide variety of wild animals,



including the Big 5 , where you can go on safaris and view them in their natural habitat, an unforgettable experience, and many other private game reserves north and east of Johannesburg and Pretoria.

## MAiN FEATURES:

- 500m<sup>2</sup> of space
- 1685m<sup>2</sup> plot.
- 7 Bathrooms
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential ,More than 12 rooms, 2 spacious garages, Quality features.

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### Commun

|                   |                     |
|-------------------|---------------------|
| Salle de bains:   | 7                   |
| Pied carré fini:  | 500 m <sup>2</sup>  |
| Dimesions du lot: | 1685 m <sup>2</sup> |

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/05\\_1bA16rLc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/05_1bA16rLc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

### Contact information

IMLIX ID: IX4.750.032

