

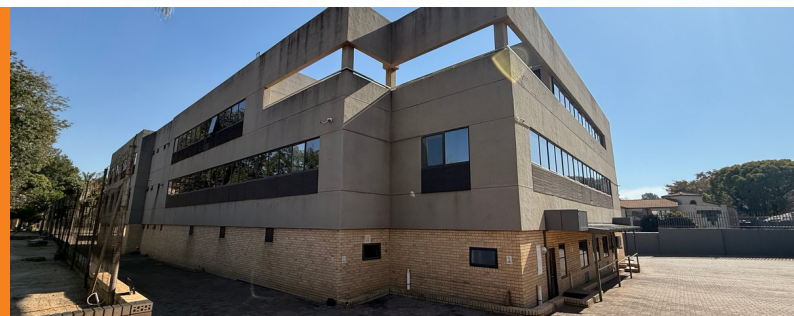


4810M² OFFICE **FOR SALE** IN FERNDALE

This expansive commercial property in Ferndale, Randburg offers a rare opportunity to acquire a versatile and well-positioned asset. The property comprises a 4,810sqm building set on a 4,015sqm stand, featuring a functional layout that includes a basement level, a warehouse component with convenient shutter door access, and two floors of office space. The office areas are well-suited to accommodate large administrative teams, while the warehouse section provides practical storage or distribution capabilities. Ample parking is available at both the front and rear of the property, ensuring ease of access for staff and visitors. In addition to the main site, the sale includes an adjacent 1,936sqm stand ideal for additional parking, as well as a substantial 6,075sqm parcel of land next door, presenting excellent potential for residential development or future commercial expansion. The owner is seeking to sell all three portions together, offering a combined erf size of 12,026sqm. Strategically located with easy access to major routes and public transport, this property is perfectly suited for large companies looking to consolidate operations within a single, well-located premises.

Features:

- GLA (m²): 4810
- Erf Size (m²): 12026
- Zoning: Commercial
- Building Grade: A-Grade
- Security: Full Day Access Controlled
- Fitout: Semi Fitted



REF11280

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EXCL. VAT