



**Vuyo Maphanga**  
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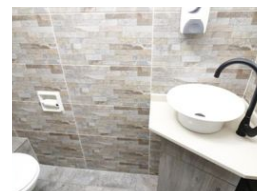
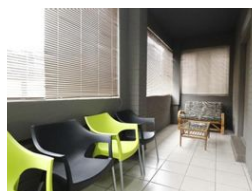
Contact Heidelberg

016 4232876

Vision 21 Industrial Park  
Shop 26  
Steel Road  
Duncanville  
Vereeniging



Web Ref DPC979



**R3,010,000**

Monthly Rates R2,600 Excl. VAT

9 0

Meticulously Maintained Commercial, Zoned Business 3!

Exclusively available, this double-storey commercial property is positioned on a prominent main road within one of the area's most desirable business nodes. Architecturally modern and impeccably maintained, it offers an ideal setting for professionals, boutique firms, or entrepreneurs seeking a live-work environment. The ground floor features an elegant entrance hall, two open-plan offices with air-conditioning and ample natural light, a modern guest bathroom, a well-equipped staff kitchen, a staff lounge, and a secure storage room. Finished in quality flooring and neutral tones, the space is ready for custom branding. The upper level offers two spacious bedrooms or executive suites, both air-conditioned, a formal lounge, designer kitchen with breakfast nook, dedicated

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Covered Parking Bays 9

### Sizes

Floor Size 929m²