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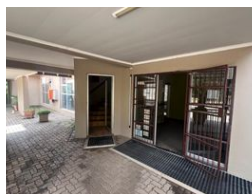
Contact Vereeniging

016 4232876

Vision 21, Industrial Park,  
Shop 26,  
Steel Road,  
Duncanville,  
Vereeniging



Web Ref DPC906



**R4,325,000**

**Monthly Rates** R9,000 Excl. VAT

16 0

### Prime Commercial – High-Visibility Location!

Seize this exceptional investment opportunity! This commercial property, strategically located in a prime area, offers full business rights and approved plans, making it the ideal space for corporate offices, consulting firms, or a growing enterprise.

#### Property Features:

- Three separate office blocks – perfect for multiple tenants or a single large business
- Ample parking – 16 employee bays + generous client parking
- Reliable power supply – 3-phase electricity with 2 generator switch-overs (one supporting up to 40KVA)
- Security in place – alarms installed in all office blocks
- Lapa for break-time relaxation or informal meetings

#### Office Breakdown:

- Office Block 1 (180m²): 7 private offices, boardroom, reception, kitchenette, and 2 bathrooms

### Features

**Zoning** Commercial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes

#### Exterior

Security	Yes
Covered Parking Bays	16

#### Sizes

Floor Size	600m²
Land Size	3,051m²