## Premises:

- Building referred to as Prasa House located at 1040 Burnette Street, corner University Street, Hatfield, Pretoria.
- Extent: Ground plus 3 floors and 1 floor basement parking with Total GLA ±19000m²
  - Ground Floor: 3971m²
  - First Floor: 4845m²
  - Second Floor: 4845m²
  - Third Floor: 4845m²
  - Court Yards: 500m²

## Parking:

- Total: 450 bays
  - Basement: 241 bays
  - Covered: 97 bays
  - Open: 118 bays

## Proposed Usage:

- Office Accommodation

## Condition:

- Excellent and in immaculate condition, recently refurbished

## Amenities (Building):

- Fully air-conditioned
- Backup generator
- Biometric system
- Gym area (excluding equipment)
- Canteen area with kitchen
- Building suitable for single or multi tenanted use
- Strong rooms on each floor
- Ample boardroom/meeting rooms
- Open courtyard
- Basement storerooms

## Amenities surrounding area:

- The building is situated in close proximity to the Hatfield Gautrain Station and Metro Rail Station, University of Pretoria and Loftus Stadium, Hatfield CBD
- Is on the Metro Bus Route
- Good accessibility with access and egress from both Burnette and Festival Streets

## Rental:

- Basic rental: Between R145/m² - R165/m² (negotiable)
- Parking:
  - Basement: R800/bay
  - Covered: R500/bay
  - Open: R400/bay

## Additional charges:

- Utilities consumption charges
- Rates & Taxes
- CID Levy

## Availability:

- Immediately

## Looking to lease?

- Contact: Daksha Tikam on T.012 748 7572, C.060 977 1011 or daksha.tikam@prasa.com
- Viewing Date: 30 October 2019 | 11am