

# Office Building For Sale



BRUMA LAKE



# 5 Zulberg Close, Bruma



**R15 million\***

<b>Total Site Area</b>	1710 m <sup>2</sup>
<b>Total Building Area</b>	2 160,82 m <sup>2</sup>
<b>Basement</b>	820,60 m <sup>2</sup>
<b>Ground Floor</b>	683.08 m <sup>2</sup>
<b>First Floor with Balcony</b>	657,14 m <sup>2</sup>
<b>Zoning</b>	Business

<b>Basement Parking</b>	29
<b>Open-Air Parking</b>	11

\*Price is exclusive of VAT

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## About the property...

<b>Property Location</b>	<ul style="list-style-type: none"><li>• Direct Access to the N12 highway</li><li>• Close proximity to Eastgate Shopping Centre and Bedford Centre</li></ul>
<b>Property Features</b>	<ul style="list-style-type: none"><li>• Generator   3-Phase electricity</li><li>• Wheelchair access</li><li>• 1 Disabled bathroom</li><li>• 2 Bathrooms (one on each floor)</li><li>• 1 Elevator</li><li>• 1 Auditorium</li><li>• 1 Archive room</li><li>• 5 Kitchens</li><li>• 1 Private bar area</li><li>• 3 Boardrooms</li><li>• 1 Training room</li><li>• 12 Private offices</li><li>• Multiple open-plan offices</li><li>• 1 Large heavy duty safe</li><li>• Air conditioning throughout</li></ul>



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## About the property...

The property is strategically located within Bruma Lake, a vibrant area for commercial activity. This classically styled building is tranquilly located within a cul-de-sac and offers so much potential. The property falls within the Bruma Lake Owners Association who is responsible for securing and maintaining the area.

