

Office Space to Rent



BRUMA LAKE





5 Zulberg Close, Bruma



Exclusive Occupancy

Building Size	1366.96 m ² R80.00 per m ²
Lease Type	Gross lease
Lease Period	5 years
Parking Bays	29 Basement 11 Open-air
Rate per Bay	R396.00 R290.00
Annual Escalation	8%

R109 356.80*
Per Month

Lease Includes	Rates & taxes, and building insurance
Lease Excludes	Electricity, water, sewerage & effluent charges, standard refuse removal fees and building maintenance costs

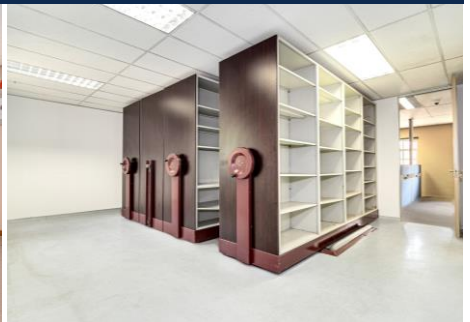
*All rates are exclusive of VAT



5 Zulberg Close, Bruma

About the property...

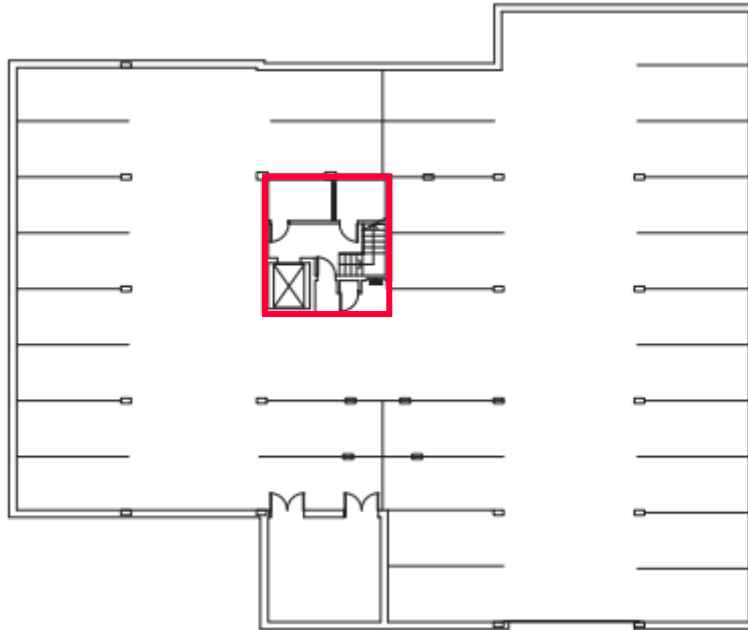
Property Location	<ul style="list-style-type: none">• Direct Access to the N12 highway• Close proximity to Eastgate Shopping Centre and Bedford Centre
Property Features	<ul style="list-style-type: none">• Generator 3-Phase electricity• Wheelchair access• 1 Disabled bathroom• 2 Bathrooms (one on each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



 **5 Zulberg Close, Bruma**

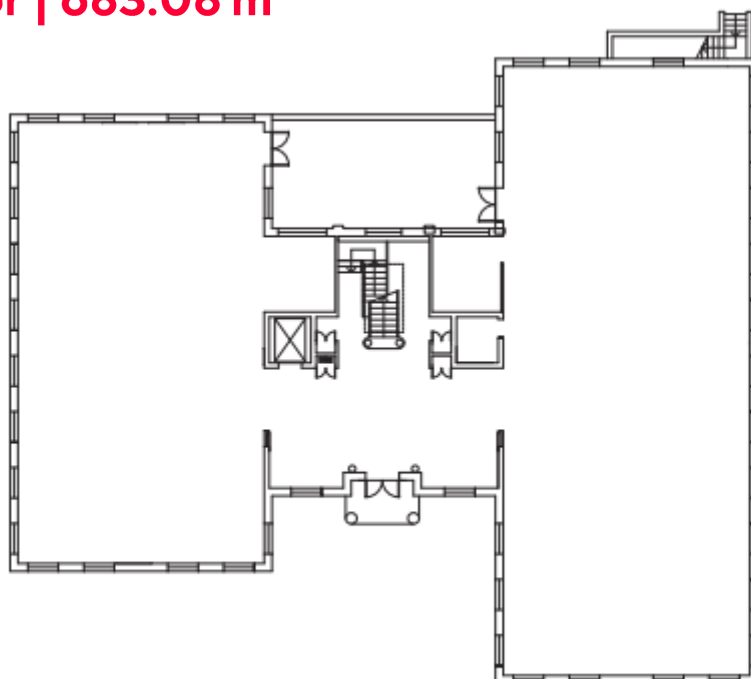
Property Floor Plans...

Basement | 26.74 m²



*Basement also includes 29 parking bays

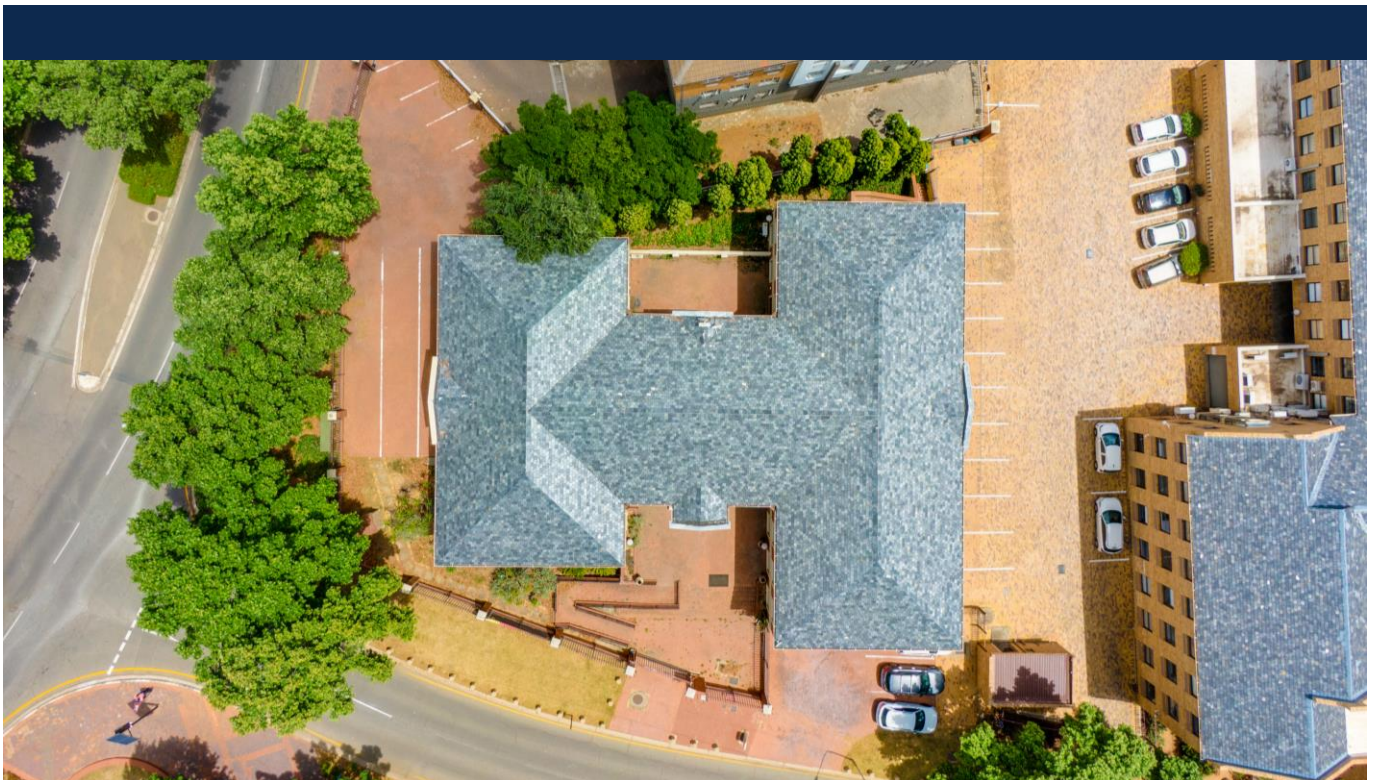
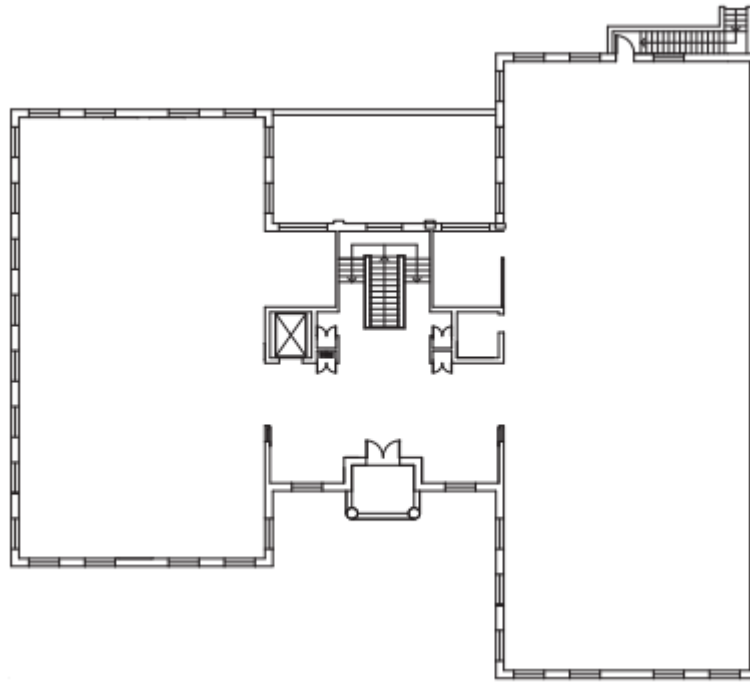
Ground Floor | 683.08 m²



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Property Floor Plans...

First Floor with balcony | 657,14 m²



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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.

