



# LADYCHLOE

## Retail Centre



HARMELIA

Available: May 2025



**SECURE YOUR  
UNIT TODAY!**



# 10 Herman Street, Harmelia

## Retail Unit 1

Showroom	Offices	Ablutions	Building	Price Per m <sup>2</sup> Excl. VAT	Total Rental Per Month Excl. VAT	Canopy
1 463,48 m <sup>2</sup>	59,64 m <sup>2</sup>	75,17 m <sup>2</sup>	1 598,29 m <sup>2</sup>	R149,00	R238 145,21	69,20 m <sup>2</sup>
2 Storey Unit						

## Retail Unit 2

Showroom	Offices	Ablutions	Building	Price Per m <sup>2</sup> Excl. VAT	Total Rental Per Month Excl. VAT	Canopy
1 384,69 m <sup>2</sup>	34,56 m <sup>2</sup>	51,61 m <sup>2</sup>	1 470,86 m <sup>2</sup>	R149,00	R219 158,14	27,28 m <sup>2</sup>
3 Storey Unit   Unit includes a goods lift						

## Retail Unit 3

Showroom	Offices	Ablutions	Building	Price Per m <sup>2</sup> Excl. VAT	Total Rental Per Month Excl. VAT	Canopy
1 383,66 m <sup>2</sup>	34,56 m <sup>2</sup>	51,61 m <sup>2</sup>	1 469,83 m <sup>2</sup>	R149,00	R219 004,67	27,28 m <sup>2</sup>
3 Storey Unit   Unit includes a goods lift						







# 10 Herman Street, Harmelia



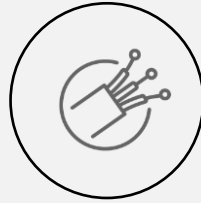
Generator & Inverter Friendly



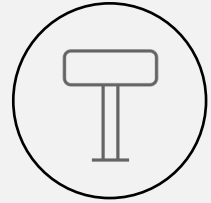
24-Hour On-site Security Personnel



Secured Parking



Fibre Ready



Building Signage

<b>Lease Type</b>	Gross lease
<b>Lease Period</b>	5 years
<b>Annual Escalation</b>	8%
<b>Lease Includes</b>	Rates & taxes, building insurance and 24-hour security personnel guarding the gate
<b>Lease Excludes</b>	Electricity, water, sewage & effluent charges, standard refuse removal fees, building maintenance costs, maintenance of the goods lift & building signage

<b>Property Features</b>	Private bathroom & kitchen facilities, solar water heaters, generator & inverter friendly, fibre ready, loading bays and 24-hour security with secured parking in the premises
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These three Premium-Grade buildings are designed with flexibility in mind, allowing for customizable configurations to meet the needs of any retail business. Each building is fitted with premium finishes and equipped with all the amenities a modern retail park requires.



# 10 Herman Street, Harmelia

## Prime Retail Opportunity...

Located along the busy R24 highway, this new retail development in Harmelia, Germiston, offers exceptional visibility and exposure to hundreds of thousands of daily commuters. Bordering the thriving industrial and commercial area of Meadowdale, Germiston, it provides retailers with an ideal central location, offering quick access to major highways and just minutes from OR Tambo International Airport. With leading brands such as **Makro** and **Builders** in the surrounding area, this prime location is perfectly positioned for businesses seeking high visibility and accessibility.

Secure this prime retail space and position your business in one of Harmelia's most sought-after commercial hubs.

