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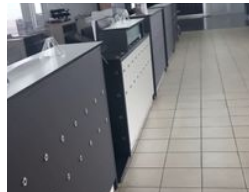
**012 6534444**

146 Willem Botha Street  
Wierda Park  
0157

4,669m<sup>2</sup> Business To Let in Pretoria Central



Web Ref CL3660



**R96 per m<sup>2</sup>**

**Gross Monthly Rental** R96 Excl. VAT

 1  1

### McCarthy Mercedes-Benz Fountains

The property is prominently positioned in the vibrant district of Fountains, Pretoria. Fountains is strategically located on the southern periphery of the Pretoria Central Business District (CBD) and boasts a diverse mix of land uses. This well-established neighbourhood encompasses residential properties, retail shops, office spaces, hotels, and motor dealerships.

Fountains benefits from a robust road infrastructure, providing seamless accessibility throughout the area. Additionally, the property enjoys proximity to the Gautrain railway line, situated a mere 400 meters to the south of the Gautrain station. Furthermore, it's approximately 700 meters northwest of the University of South Africa. One of the property's advantages is its exceptional

### Features

<b>Building Name</b>		McCarthy Mercedes-Benz Fountains			
<b>Zoning</b>		Commercial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Basement Parkings	1	Floor Size	4,669m <sup>2</sup>
		Open Parking Bays	1		