



# BUSINESS REPORT

Date: **15th October 2025**

Business Reference: **37790**

About the Business:

## Exceptional Commercial Property For Sale – Boksburg

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Unlock your business's full potential with this high-exposure commercial gem, on a stand of 991 SQM, situated along a busy Road in Boksburg. This well-maintained property offers a professional setting ideal for offices, consultancies, or service-oriented companies seeking a modern and secure space. Property Highlights - Prominent Location: Enjoy unparalleled visibility and easy access from one of Boksburg's

busiest routes, ensuring constant exposure for your brand. Functional Interior Layout: - 5 private offices and a spacious boardroom - Fully fitted kitchen for staff convenience - Separate male and female bathrooms Ample Parking & Storage: - Double garage plus 10 shaded parking bays - Additional visitor parking available on-site Comprehensive Security & Infrastructure: - CCTV surveillance, electric fencing, and motion sensors throughout - Full IT and network integration in place The Perfect Business Space This property offers a ready-to-move-in solution for any business looking to make an immediate impression. With its strong street presence, excellent facilities, and secure environment, it's the ideal space for a professional firm or growing enterprise seeking to establish or expand in a prime location. Expected Rental for this property sits at around R20,000.00. Get in touch today to arrange a private viewing — this property is available immediately and ready to elevate your business from day one. \*\*Price Exclusive of VAT\*\*

## Exceptional Commercial Property For Sale – Boksburg



Sector: **Property**

Asking Price:

**R 2,500,000**

Monthly Profit:

**R 0**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 0**



# Business Report

## Strengths?

### Prime Location & Visibility:

- Situated directly on an extremely busy Road, a high-traffic route offering excellent exposure and easy access for clients and staff.

### Professional Office Setup:

- Includes 5 private offices, 1 boardroom, a kitchen, and full ablution facilities, making it move-in ready for professional firms or service-based businesses.

### Ample Parking & Storage:

- Features a double garage, 10 shaded parking bays, and additional visitor parking – a key advantage in high-demand areas.

### Modern Security & Technology:

- Equipped with CCTV, electric fencing, motion sensors, and full IT integration, ensuring safety and operational efficiency.

### Immediate Occupancy:

- Property is available immediately, allowing a quick transition for owner-occupiers or tenants.

### Established Commercial Node:

- Located among a mix of retail, industrial, and service businesses, promoting networking and consistent foot traffic.

## Weaknesses?

### Limited Expansion Space:

- The property's layout may restrict future structural expansion without significant modification.

### Street Access:

- Direct access from Rondebult Road can mean exposure to high traffic volumes, which may challenge entry/exit during peak hours.

### Office Configuration:

- Predominantly set up for administrative or service operations, limiting suitability for heavy industrial or warehousing users.

### Maintenance Costs:

- Ongoing upkeep for IT systems, security features, and shaded parking structures adds to operational expenses.

## Opportunities?

### Strong Business Growth in Boksburg:

- The East Rand remains a growth hub for logistics, professional services, and SMEs – increasing demand for well-located office properties.

### Rental Income Potential:

- The property's professional setup allows for partial or full letting to generate stable rental returns.

### Brand Exposure:

- Excellent street visibility enables cost-effective on-site branding and signage, boosting business recognition.

### Conversion Potential:

- With minor modifications, the property could be adapted for medical suites, training facilities, or a small call centre.

### Increased Demand for Secure Premises:

- Businesses increasingly seek secure, stand-alone offices with reliable access control and technology – a niche this property serves well.

## Threats?

### Market Competition:

- The Boksburg commercial market has numerous small office parks and converted residential offices, increasing buyer/tenant choice.

### Economic Volatility:

- Rising interest rates and cautious business sentiment could slow demand in the short term.

### Infrastructure Constraints:

- Load shedding or municipal service issues in the area may affect daily operations if not mitigated with backup systems.

### Changing Work Patterns:

- Hybrid and remote work trends could reduce demand for traditional office space.