

4 Portland Avenue

 Hurst Hill, Johannesburg

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High-Exposure Motor-Related Property in Hurst Hill, Johannesburg

Perfectly positioned on busy Portland Avenue, 4 Portland Avenue is a highly visible motor-related property offering outstanding signage opportunities and excellent accessibility. Located along a prominent corridor between Brixton and Sophiatown, this property is ideally suited for automotive, workshop, fitment, dealership, or related operational uses requiring strong passing traffic and brand exposure.

Property Features

- **Motor-Related Facility** – Functional premises suitable for automotive businesses, workshops, fitment centres, vehicle services, or related operations.
- **Excellent Exposure** – Prominent front-age onto Portland Avenue provides exceptional visibility and signage potential for branding and advertising.
- **Accessible Layout** – Practical property configuration supporting smooth vehicle access, operational flow, and customer convenience.
- **Secure Premises** – Well-positioned property offering a secure working environment for staff, customers, and operations.
- **High Traffic Location** – Situated within a busy commercial corridor with consistent passing traffic throughout the day.

Location & Accessibility

- **Strategic Johannesburg Position** – Centrally located between Brixton and Sophiatown within a well-established mixed-use commercial area.
- **Easy Main Road Access** – Excellent connectivity to surrounding arterial routes and Johannesburg's broader road network.

- **Convenient Customer Access** – Easily accessible for customers, suppliers, and staff travelling from surrounding suburbs and business districts.
- **Well-Connected Urban Node** – Positioned within close reach of Johannesburg CBD and nearby western corridor commercial areas.

Nearby Amenities & Attractions

- **Automotive & Commercial Activity** – Located within an active commercial area supporting motor-related and service-based businesses.
- **Retail & Convenience** – Nearby fuel stations, retail centres, restaurants, and essential daily amenities provide convenience for staff and customers.
- **Public Transport Access** – Accessible taxi and public transport routes service the surrounding area.
- **Established Business Environment** – Surrounded by a mix of commercial operators, service businesses, and residential neighbourhoods supporting daily activity and foot traffic.

Total GLA: 902m²

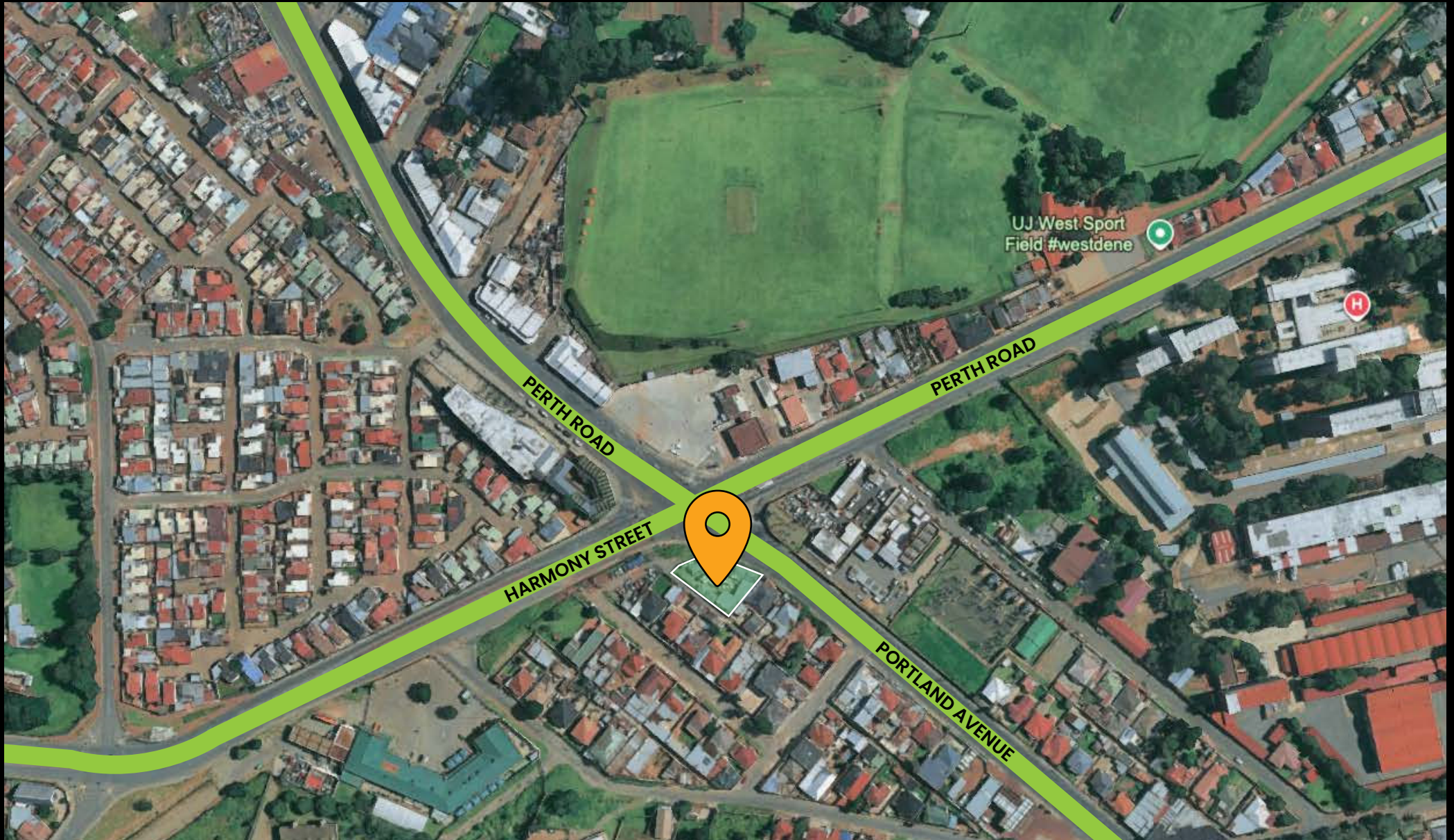
- **Offices:** 60m²
- **Storage:** -
- **Yard area:** 841m²

Parking Bays 32

Back-up Water No

Back-up Power No

Fibre Availability No



LOCATION