

# Showroom for rent in Sargasan Cross Road area, Gandhinagar

6.64 Lakhs



## Zavod

FI AND F2 MAINTENANCE : SIDDHARAJ ZAVOD, NEAR G.

- Area: 8045 SqFeet ▾
- Bathrooms: Two
- Floor: First
- Total Floors: Four
- Facing: South East
- Furnished: Semi Furnished
- Lease Period: 60 Months
- Monthly Rent: 663,740
- Rate: 83 per SqFeet **+65%**
- Age Of Construction: 8 Years
- Available: Immediate/Ready to move

## Advertiser Details

**Dr. Neel Pradipkumar Gaglani**  
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## Description

Welcome to an unparalleled opportunity to establish or expand your business in a property that perfectly balances size, flexibility, and functionality. Spanning an impressive 6000 square feet, this commercial space is designed to meet the diverse needs of modern enterprises.

**\*\*key features:\*\***

### 1. Expansive layout:

- Total area: A generous 8045 square feet super built up area (6034 Square feet carpet area) provides ample room to grow and adapt your business.
- Open floor plan: Enjoy the benefits of a completely open layout, free from obstructive pillars. This design maximizes the usability of every square foot, allowing for easy configuration to suit your business needs.

### 2. Unmatched flexibility:

- Versatile usage: Whether you are running a retail store, an office, a showroom, or planning an event space, this property's open design offers limitless possibilities.
- Customizable interior: The absence of pillars means you can design and partition the space as you see fit, creating an environment that is perfectly tailored to your operational requirements.

### 3. Prime location:

- Accessibility: Strategically located with easy access to major roads and public transportation, making it convenient for customers and employees alike.
- Parking: Ample parking facilities ensure that both staff and visitors can park with ease, enhancing the overall experience of coming to your business.

### 4. Modern amenities:

- Utilities: Equipped with essential utilities to support various business operations, including high-Speed internet, reliable electricity, air conditioning, electricity generator and efficient climate control systems.
- Safety and security: State-Of-The-Art security systems ensure a safe working environment, protecting your assets and providing peace of mind.

### 5. Aesthetic appeal:

- Natural light: Large windows flood the space with natural light, creating a welcoming and vibrant atmosphere.
- High ceilings: The high ceilings add to the sense of spaciousness and grandeur, making the property feel even larger and more inviting.

Perfect for a variety of businesses:

This property is a blank canvas ready to be transformed into the perfect space for your business. Here are just a few examples of how it could be utilized:

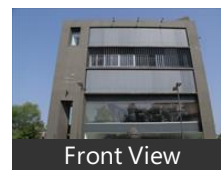
- Retail stores: The open layout is ideal for creating engaging and dynamic retail environments that attract customers and encourage browsing.
- Offices: Design an innovative and collaborative office space that promotes productivity and employee satisfaction.
- Showrooms: Display products in an expansive and unobstructed environment, allowing customers to appreciate every detail.
- Event spaces: Host events, conferences, or workshops in a versatile space that can be easily reconfigured to meet the specific needs of each occasion.

**\*\*why choose this property?**

In today's competitive market, finding the right space for your business can make all the difference. This property offers a unique combination of size, flexibility, and location that is hard to match. Its pillar-free design not

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## Pictures



Front View



Front View



Elevation



Property Space



Arrangement

## Location

\* Location is approximate

### Locality Reviews

Sargasan Cross Road area, Gandhinagar

Sargasan deserves second number after Kudasán as development is concerned in Gandhinagar. Basic infrastructures are now excellent in Sargasan. Road, electricity, and common facilities all are present in Sargasan. All IT institutes, top colleges are located nearby. SG Highway the heart way of Ahmedabad is easily connected to Sargasan.

#### Pros:

- *Nearby TCS, NIFT and NID Etc*
- *Big brands are present in Sargasan*
- *Well planned area*

#### Cons:

- *Lots of works are now underconstruction stage*
- *Lack of common transportation*
- *Traffic management is not enough*

Posted: Jan 25, 2020 by [Sarita Ben \(Madhav Estate\)](#)

One of the most happening place of Gandhinagar is Sargasan. All infrastructure and facilities are well developed in Sargasan. Well connected with Ahmedabad through SG Highway, many IT Institutes and other important offices is located nearby. TCS NIFT NID NICM are located nearby. Mcdonalds and all types of restaurants are located in Sargasan.

#### Pros:

- *Developed infrastructure*
- *Most IT workplaces are nearby*
- *Connected to SG Highway*

#### Cons:

- *Public transport is not sufficient*
- *Public park is not available*
- *Cosmopolitan culture is not seen*

Posted: Dec 15, 2019 by [Pramodbhai Choudhary \(Parwati Associates\)](#)

Sargasan Cross Road area, Gandhinagar is rated 5 out of 10 based on 2 user reviews.

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