

## 132M<sup>2</sup> OFFICE **TO LET** IN MELROSE ESTATE

### Highlights:

- 132 m<sup>2</sup> P-Grade office space with fitted interiors.
- Full day access control security for enhanced safety.
- 24-hour access, ensuring operational flexibility.
- Equipped with air conditioning for comfort.
- Includes backup water and generator support.

### Features:

- GLA (m<sup>2</sup>): 132
- Zoning: Commercial
- Building Grade: P-Grade
- Security: Full Day Access Controlled
- Fitout: Fitted
- Basement Parking: R1,100
- Open Parking: R600
- Airconditioned
- 24 Hour Access
- Generator
- Backup Water



REF62887

### CONTACT US

**Lesley Michael-Thrupp**

+27 73 609 5207

lesley@3cubeproperty.co.za

**R46,319**

PER MONTH EXCL. VAT