



This ground-floor office space, measuring approximately 762.71sqm, offers a well-sized and flexible environment for businesses. A portion of the office has been whiteboxed, allowing for easy customization with drywalling and glass to create either private offices or an open-plan layout. The office features a full kitchen, equipped with tiles throughout, as well as a private kitchenette for added convenience. Shared bathroom facilities are available on each floor. The main reception area provides access to both the ground and first-floor offices, with a staircase and lift offering ease of movement between the two levels. The office park provides a tranquil working environment, complete with 24-hour security and access-controlled boom gates to manage traffic flow.

Parking options are available with open parking at R450.00 per bay, shaded parking at R550.00 per bay, and basement parking at R650.00 per bay. The property is ideally positioned for easy accessibility, close to major amenities, restaurants, and public transport, making it a convenient choice for businesses looking for a secure, well-located office space in a professional environment.

R75,508 PM

excl. VAT & Utilities

price per m²: R99

FEATURES

Gross Monthly Rental Available From	R75,508 Excl. VAT
Lease Period	Immediately 36 months
Building Size (m ²)	762
Land Size (m ²)	762
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO.
COM20759

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