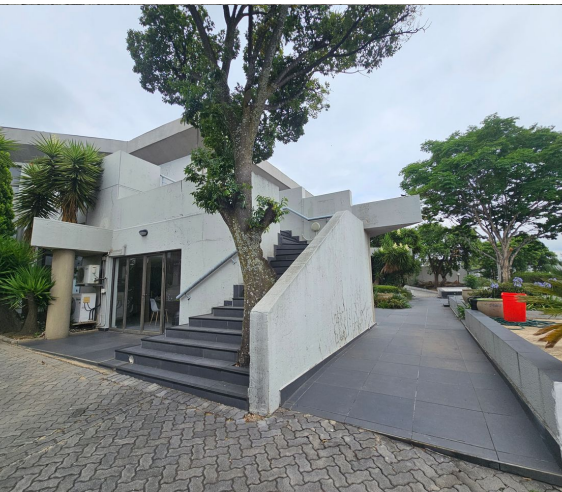


Sandton, Gauteng

First Floor Office Space To Let



This first-floor office space, covering approximately 774m², offers a well-sized and versatile environment for businesses. The space is fully equipped with laminate and screed flooring throughout, providing a clean and modern aesthetic. Drywalling can be added to easily partition the space or create an open plan working environment, making it adaptable to various business needs. Shared bathroom facilities are available on each floor. The main downstairs reception area provides access to both the ground and first-floor offices, with a staircase leading between the two levels. Additionally, the first and ground floors can be combined to offer a total of 1,428sqm for a single tenant.

Parking options include open parking at R450.00 per bay, shaded parking at R550.00 per bay, and basement parking at R650.00 per bay. The office space is ideally located for easy accessibility, close to major amenities, restaurants, and public transport, making it a convenient and well-connected choice for businesses seeking professional office space in a prime location.

R96,750 PM

excl. VAT & Utilities

price per m²: R125

FEATURES


Gross Monthly Rental Available From	R96,750 Excl. VAT
Lease Period	Immediately 24 months
Building Size (m ²)	774
Land Size (m ²)	774
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO.
COM20760

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for more information about this property



CONTACT
ROBIN HING

 083 790 6329 / (010) 3006441

 robin@3cubeproperty.co.za