



**Sandton, Gauteng**

**Exceptional First-Floor Office Space Designed for Success**



Explore this exceptional first-floor commercial office space, offering a spacious 443.38 square meters designed to meet the needs of a growing business. This professionally styled unit seamlessly blends functionality and aesthetics to create an ideal work environment. Conveniently located shared bathrooms enhance comfort for all occupants, while the office area itself promotes efficiency and productivity in daily operations.

A fully equipped boardroom provides an optimal space for important meetings and presentations, and with backup power in place, your business activities remain uninterrupted. This first-floor office presents a unique opportunity—a spacious, ready-to-use workspace crafted for success.

Tenant improvement (TI) options can be negotiated based on lease terms. Parking is available at competitive rates: R400.00 per open bay, R500.00 per closed bay, and R600.00 per basement bay.

**R48,771 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R110

### FEATURES

Gross Monthly Rental Available From Lease Period	R48,771 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	443
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.  
**COM20606**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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