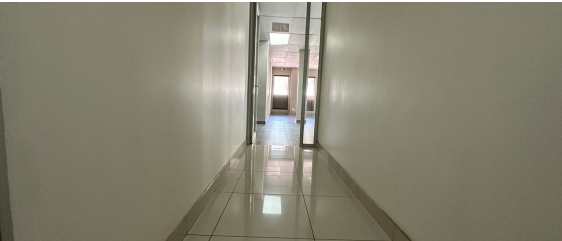




Sandton, Gauteng

Prime 150m² Medical Suite
available for lease in
Edenburg, Sandton



This commercial park features two freestanding office blocks, each with two floors — ground and first. The property is well-maintained, with neat gardens surrounding each building and 24/7 security. A groundskeeper is onsite to ensure the upkeep of the premises. Located next to Rivonia Primary School, the park is also surrounded by a variety of amenities including cafes, restaurants, and filling stations. Public transport options, such as minibus taxis and the Gautrain Bus Stop, are easily accessible via Rivonia Road, and the highway is only 1.6 km away, providing excellent connectivity.

Available for lease is a competitively priced 427m² office, which occupies the entire ground floor of one of the office blocks. Previously used as two separate offices, this space is equipped with a base fit-out and solar power, making it an ideal location for a BPO or call center. The layout includes two wings, which can be configured for different uses, such as client-facing and executive areas in one wing, with the call center and additional management offices in the other. The space also features large meeting rooms, partitioned cellular offices, a spacious open-plan work area, and exclusive-use kitchenette in one wing, along with a communal kitchenette. Tenants can benefit from a back-up generator, solar power, and back-up water. The wings can be leased separately or the left hand

R24,900 PM
excl. VAT & Utilities
price per m²: R166

FEATURES

Gross Monthly Rental Available From	R24,900 Excl. VAT
Lease Period	Immediately 36 months
Building Size (m ²)	150
Land Size (m ²)	427
Zoning	Commercial
Security	No
Open Parkings	17
Covered Parkings	17
Floor Load Capacity	
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM20786

Go to 3cubeproperty.co.za
for more information about this property



CONTACT
CARON HAGUES

☎ 082 457 0269 / (010) 3006441
✉ caron@3cubeproperty.co.za