



**Sandton, Gauteng**

**Premium First-Floor Office Space With Exceptional Amenities**



Presenting an exceptional first-floor property spanning 1,228m<sup>2</sup>, this prestigious unit is designed to meet the highest standards of workspace excellence. Featuring a fully fitted-out interior, dedicated kitchen, and private bathrooms, it offers an impressive array of amenities, including reliable back-up power. The thoughtfully designed layout combines open-plan areas with enclosed sections, catering to various working styles and preferences, making it an ideal environment for businesses of all kinds.

With its expansive size and comprehensive facilities, this property provides the flexibility and functionality essential for modern business operations. Positioned conveniently on the first floor, it ensures easy accessibility for both clients and employees. Additionally, parking options are available at R750 per covered bay and R900 per basement bay, further enhancing the convenience and appeal of this premium office space.

**R233,320 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R190

**FEATURES**

Gross Monthly Rental Available From Lease Period	R233,320 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1228
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM20319**

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



**CONTACT**  
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