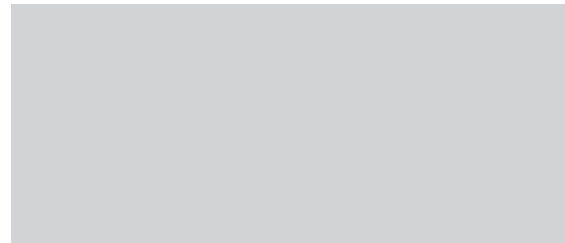
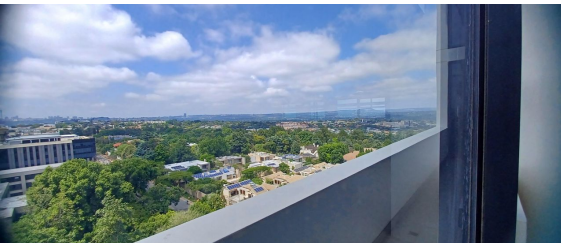




Sandton, Gauteng

**Premium Customizable
Offices In Illovo Point**



Located on the 9th floor of Illovo Point at 68 Melville Road, these premium-grade offices offer approximately 252 square meters of customizable workspace. Delivered in a white-boxed condition, the offices allow for complete flexibility, whether you prefer an open-plan design or partitioned offices using drywall. A private kitchenette can be installed, while bathroom facilities are shared. Tenants committing to a 3- or 5-year lease can take advantage of a tenant installation allowance to tailor the space to their specific needs. The complex also features 24-hour security, access-controlled boom gates, and full backup power for a secure and uninterrupted work environment.

Conveniently situated near major amenities, restaurants, and public transport, Illovo Point provides easy access to the Thrupps Centre, just a short drive away. Parking is available at R195 per bay. These offices are strategically positioned to offer a prime business location, combining modern facilities with unparalleled convenience.

R49,140 PM
excl. VAT & Utilities
price per m²: R195

FEATURES

Gross Monthly Rental Available From Lease Period	R49,140 Excl. VAT Immediately Negotiable
Building Size (m ²)	252
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM21121

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



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