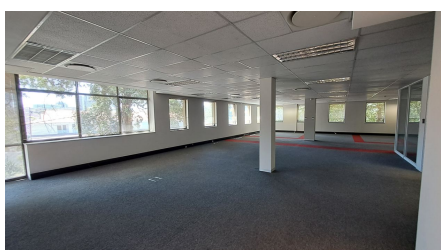




**Sandton, Gauteng**

**Prime Ground-Floor Office Space With Customization And Backup Power**



Positioned for success, this impressive ground-floor office unit spans 596.36m<sup>2</sup> and offers a practical yet aesthetically pleasing environment tailored to modern business needs. Its prime location, combined with ample parking options—including open, shaded, and basement spaces—ensures convenience for both staff and clients. The open-plan design provides extensive customization opportunities, complemented by separate office areas for private meetings or focused work. Plush carpeted flooring adds comfort and a professional touch to the space.

A standout feature of this office is its built-in backup power system, guaranteeing uninterrupted productivity even during outages. With a carefully designed layout and a versatile setup, this unit is the perfect space to elevate your business operations. Don't miss this opportunity to establish your business in a space that blends functionality with sophistication.

**R71,563 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R120

### FEATURES

Gross Monthly Rental Available From Lease Period	R71,563 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	596
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM21120**

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



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