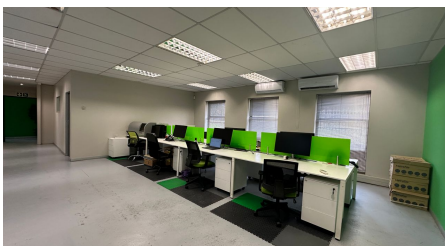
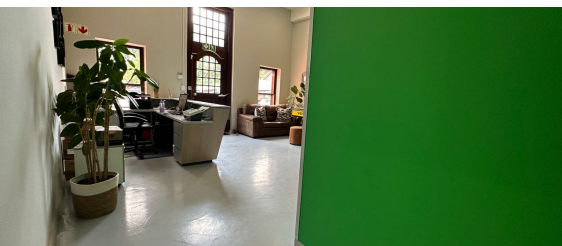
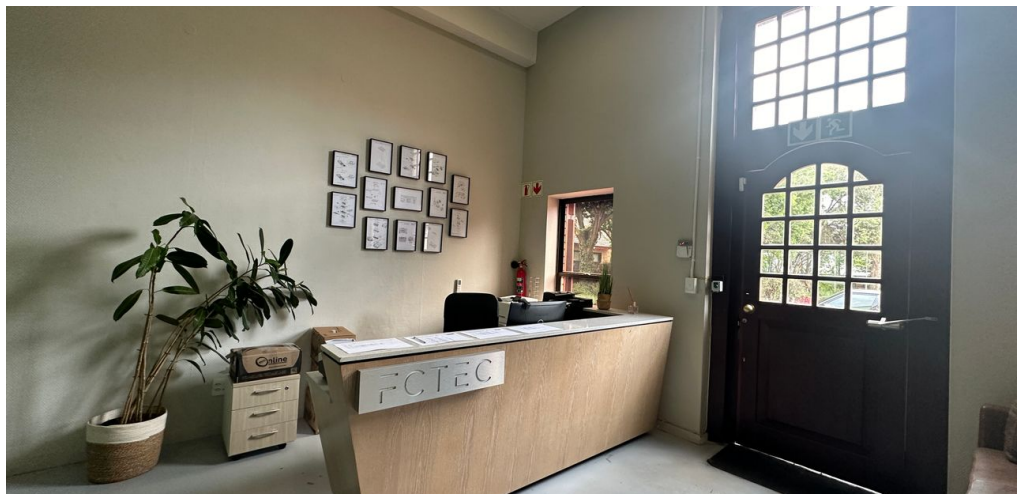


**Sandton, Gauteng**

**Modern, Flexible Office Space  
in Secure Woodmead  
Location**



This modern office space in Woodmead offers a professional and versatile environment, ideal for businesses looking for both convenience and functionality. The property includes 27 parking bays, providing ample space for employees and visitors alike. The open-plan office layout is complemented by executive offices and a spacious boardroom, offering an excellent setting for collaborative projects as well as private meetings.

Fully air-conditioned, the office ensures a comfortable atmosphere year-round. An outdoor entertainment area also provides a tranquil space for staff relaxation or informal meetings. Located in a secure office park with 24-hour security, tenants can work with peace of mind in a safe environment. Additionally, the property is equipped with fibre connectivity, delivering fast and reliable internet—an essential for modern businesses.

**R58,420 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R115

**FEATURES**

|  |   |
|--|---|
| Gross Monthly Rental Available From Lease Period | R58,420 Excl. VAT<br>Negotiable<br>Negotiable |
| Building Size (m <sup>2</sup> )                  | 508   |
| Zoning   | Commercial                                    |
| Security   | Yes   |
| Power 3 Phase                                    | No  |
| Air Conditioning                                 | Yes   |

**WEB REFERENCE NO.  
COM20737**

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



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