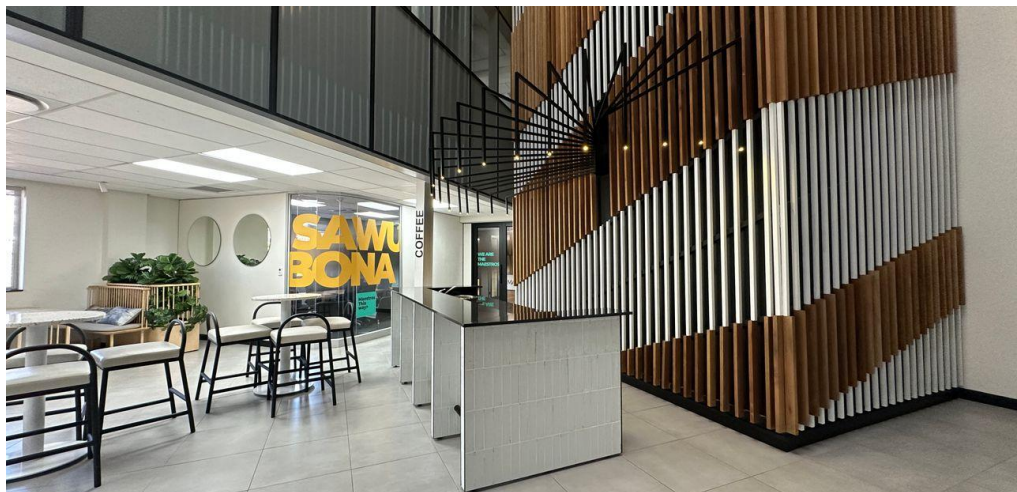
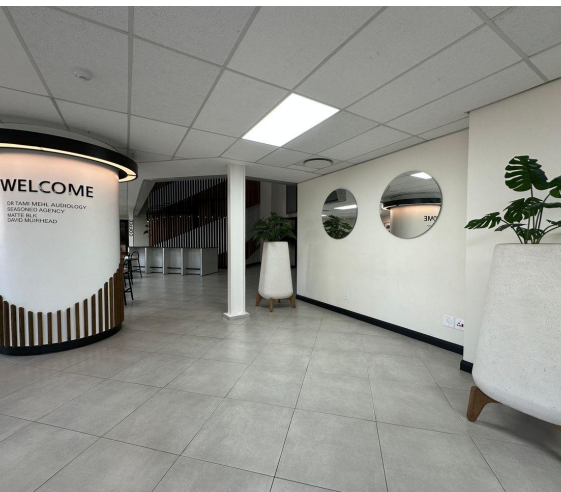


Sandton, Gauteng
1,396m² First-Floor Office at Sandhurst Office Park



This spacious 1,396m² first-floor office in the prestigious Sandhurst Office Park presents an excellent opportunity for businesses seeking a professional and well-appointed workspace at a competitive rental of R135/m², excluding VAT and utilities. The office offers a versatile layout that blends open-plan working areas with partitioned offices, allowing flexibility to accommodate a variety of operational requirements. Fully carpeted interiors, abundant natural light, standard office lighting, and air-conditioning contribute to a comfortable and productive working environment. Tenants also benefit from access to outdoor areas and the park's beautifully landscaped gardens, creating a pleasant and balanced atmosphere for staff and visiting clients. Situated in the highly desirable Sandhurst area, the office park combines corporate prestige with everyday convenience. It enjoys close proximity to Sandton City, the Gautrain Station, major transport routes, premium retail destinations, acclaimed restaurants, and leading hotels. The property is fully secure, offering peace of mind for businesses of all sizes. With its generous floor area, flexible configuration, modern finishes, and prime location, this first-floor office is ideally suited to companies looking to strengthen their presence in one of Johannesburg's foremost commercial precincts.

R188,460 PM
 excl. VAT & Utilities
 price per m²: R135

FEATURES

Gross Monthly Rental Available From Lease Period	R188,460 Excl. VAT Immediately Negotiable
Building Size (m ²)	1,396
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO. COM24488
 Go to 3cubeproperty.co.za for more information about this property



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