



**Johannesburg, Gauteng**

**1,200m<sup>2</sup> Second-Floor Office  
Near Melrose and Illovo**



This spacious 1,200m<sup>2</sup> second-floor office provides a professional, flexible, and modern environment ideal for businesses seeking room to grow. The layout has been thoughtfully designed to balance privacy and collaboration, featuring a welcoming reception area, multiple enclosed offices for focused work, expansive open-plan sections for teamwork, and several boardrooms perfectly suited for meetings, training, or client presentations. A fully equipped private kitchen enhances daily convenience for staff, while ample natural light and modern finishes throughout the space create an uplifting and productive atmosphere. Located in one of Johannesburg's most sought-after commercial nodes, the office is easily accessible via major transport routes and within close proximity to the popular Melrose and Illovo shopping districts. This ensures convenient access to restaurants, retail, and essential services, making the location practical for both employees and clients. The secure, professional building environment further supports uninterrupted business operations, offering peace of mind for tenants. With its versatile design, prime location, and high-quality finishes, this office represents an excellent opportunity for businesses looking to establish a strong presence in a thriving commercial hub.

**R186,000 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R155

**FEATURES**

Gross Monthly Rental Available From Lease Period	R186,000 Excl. VAT Negotiable Negotiable
Building Size (m <sup>2</sup> )	1,200
Zoning	Commercial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM27089**

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for more information about this property



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