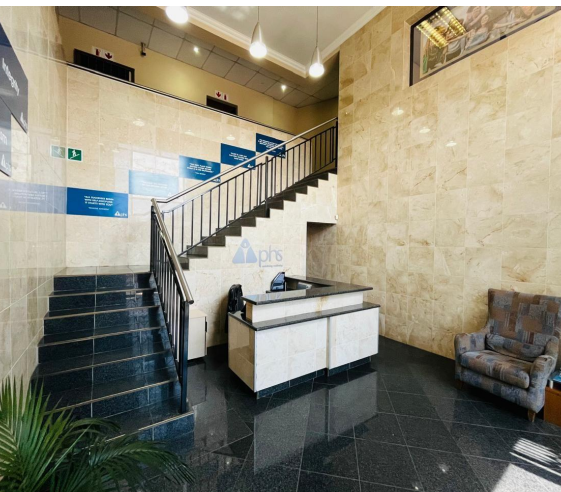




**Midrand, Gauteng**

**840m2 Freestanding Building Available to Let in Popular Midrand Business Park**



This freestanding building, located in a secure Midrand business park, measures 840m2 and sits over two levels. The ground floor comprises of a very smart reception area, which leads into two separate sections of private offices, as well as a kitchenette. Upstairs is a huge boardroom, and bar area, leading onto a big, private balcony - great for office functions! There are also a number of large, executive offices upstairs, great for management personnel. This building has high ceilings and high-quality finishes - it is a finished product and ready for a new tenant immediately.

This is a secure, multi-tenant office park featuring 24/7 boomed security, well-maintained gardens and common areas, and a calm, park-like setting—ideal for a professional and serene work environment. Whitby Manor Office Estate is situated at 167 14th Road, Noordwyk, Midrand, positioned just off the Olifantsfontein M1 on/off-ramp, and directly opposite the Protea Hotel. This prime location offers excellent connectivity to the broader Gauteng region via the M1 and N1 highways, and benefits from proximity to Gautrain bus routes, shopping centers like Sandridge, and nearby Vodaworld.

**R70,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R83

**FEATURES**

Gross Monthly Rental Available From	R70,000 Excl. VAT
Lease Period	Immediately 36 months
Building Size (m <sup>2</sup> )	840
Title	Share Block
Zoning	Commercial
Security	Yes
Open Parkings	6
Covered Parkings	6
Floor Load Capacity	
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM29429**

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



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