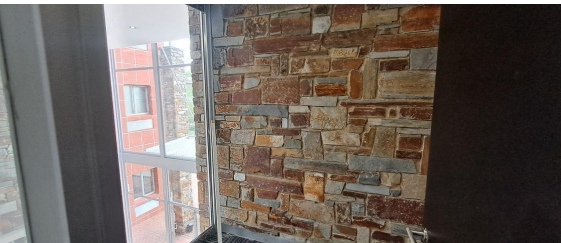




**Sandton, Gauteng**

Office space available to let  
in Wanderers Office Park



Discover a spacious 550sqm first-floor office designed for flexibility and modern business needs. Presented as a clean white box, the space offers a versatile open-plan layout, allowing tenants to customize the interior to suit their brand, workflow, and growth plans. Excellent natural light enhances the sense of space, creating a bright and productive working environment.

Ideally positioned with close proximity to the Melrose and Illovo shopping nodes, the office benefits from a sought-after business address surrounded by retail, dining, and essential amenities. The location is well connected, with easy access to major routes and close proximity to public transport, making daily commuting convenient for staff and clients alike.

This office is well suited to professional firms, creative teams, or growing businesses seeking a prime, easily accessible location with the freedom to tailor their workspace within a vibrant commercial precinct, with secure parking options and strong visibility within a commercial district.

**R77,000 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R140

### FEATURES

Gross Monthly Rental Available From Lease Period	R77,000 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	550
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.  
**COM29532**

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



**CONTACT**  
ILAN SEGAL

☎ 078 566 9964 / 010 300 6441

✉ [ilan@3cubeproperty.co.za](mailto:ilan@3cubeproperty.co.za)