



Spacious 289sqm ground floor office space offering a professional yet welcoming environment. The suite features a well-appointed reception area, a private closed office ideal for management or meetings, and a mostly open-plan layout that allows for flexible workstation configurations and collaborative work. Large windows provide excellent natural light, enhancing productivity and comfort throughout the day. The office includes its own dedicated kitchen, ensuring convenience for staff and clients. Located close to major public transport routes, the property offers easy access for employees and visitors alike. Its prime position places it within close proximity to the Melrose, Illovo, and Rosebank shopping nodes, providing a wide range of amenities, restaurants, and retail options. This ideally situated ground floor office is well suited to professional firms seeking visibility, accessibility, and a functional workspace in a sought-after business precinct. It offers excellent branding potential and a calm, secure setting for long-term occupation by tenants.

R40,460 PM
excl. VAT & Utilities
price per m²: R140

FEATURES

Gross Monthly Rental Available From Lease Period	R40,460 Excl. VAT Immediately Negotiable
Building Size (m ²)	289
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM29569

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