



**Sandton, Gauteng**

Ground Floor Office Available to Let in Popular Fourways Building with Good Incentives



Positioned within the prestigious Montecasino precinct, this fully fitted ground floor office suite in the distinguished Palazzo Office Towers offers an exceptional move-in ready opportunity. The space features a versatile layout that can easily be adapted to your operational requirements, supported by a generous tenant installation allowance for additional customisation. Designed for seamless business continuity, the building provides 24/7 on-site security, secure basement parking, and full back-up power and water—ensuring uninterrupted operations at all times. The surrounding environment is beautifully landscaped, with elegant villa-style architecture creating a serene and sophisticated setting. This prime location places your business within walking distance of Montecasino's abundant amenities, Fourways Mall, Lonehill Shopping Centre, top schools, and leading hotels. Combining convenience, prestige, and accessibility, this office suite is an ideal choice for companies seeking a high-quality workspace in one of Fourways' most sought-after commercial destinations.

**R67,500 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R135

**FEATURES**

Gross Monthly Rental Available From Lease Period	R67,500 Excl. VAT Immediately 36 months
Building Size (m <sup>2</sup> )	502
Title	Share Block
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO. COM29724**

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



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