

# Office Block to Rent



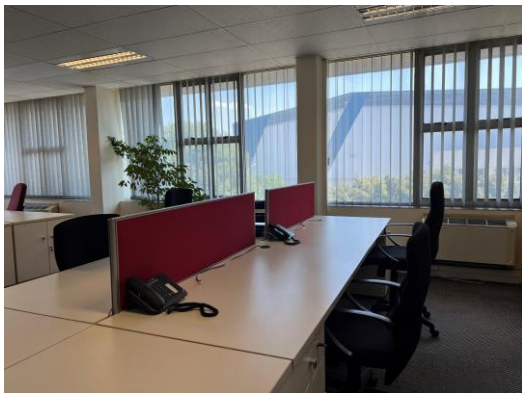
ISANDO



**EXCLUSIVE  
OCCUPANCY**



# 29 Anvil Road, Isando, Kempton Park



## R120 624.00\*

Per Month

<b>Office Size</b>	2079.72 m <sup>2</sup>   R58.00 per m <sup>2</sup>
<b>Lease Type</b>	Gross lease
<b>Lease Period</b>	Min 5 years
<b>Annual Escalation</b>	8%

<b>Lease Includes</b>	Rates & taxes and building insurance
<b>Lease Excludes</b>	Electricity, water, sewerage and effluent charges, standard refuse removal fees, building maintenance costs and security.

\*All rates are exclusive of VAT





# 29 Anvil Road, Isando, Kempton Park

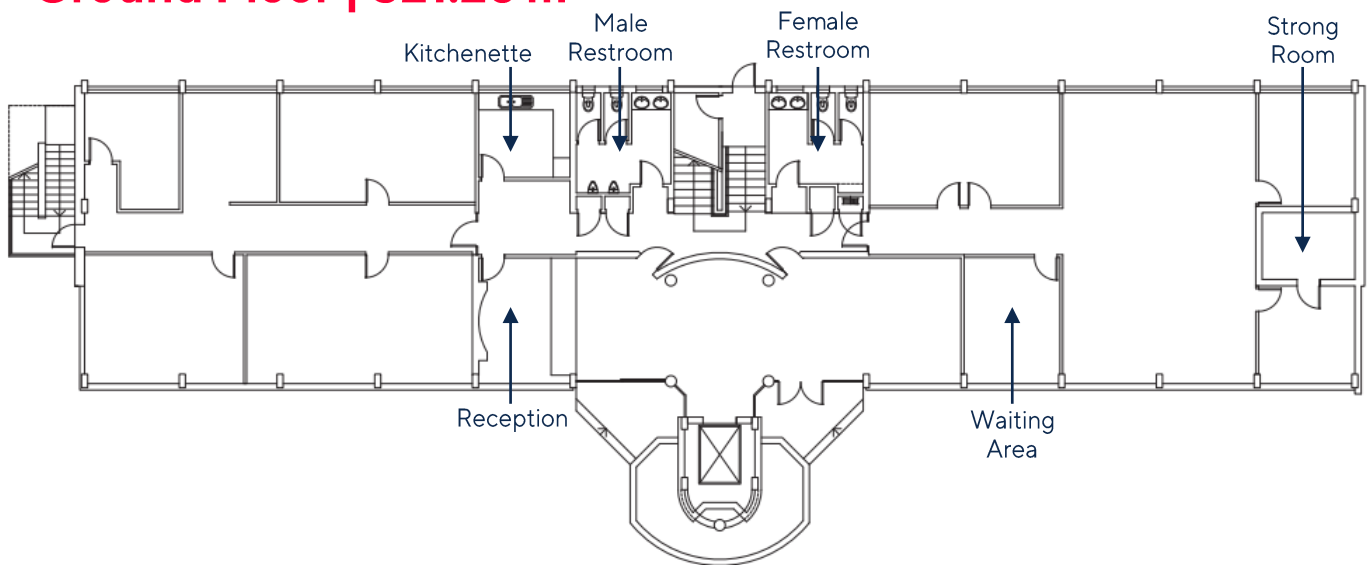
## About the property...

### Property Features

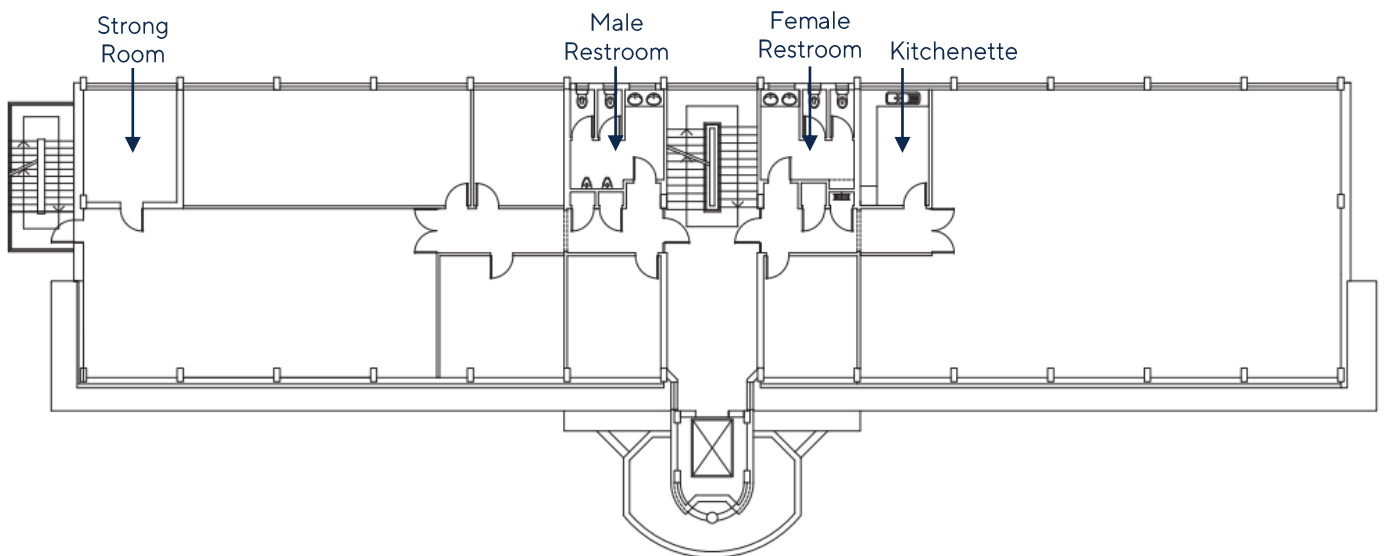
- Multiple open-plan office spaces
- Multiple boardrooms
- Kitchenette on each floor

## Property Floor Plans...

### Ground Floor | 521.28 m<sup>2</sup>



### First Floor | 513.48 m<sup>2</sup>

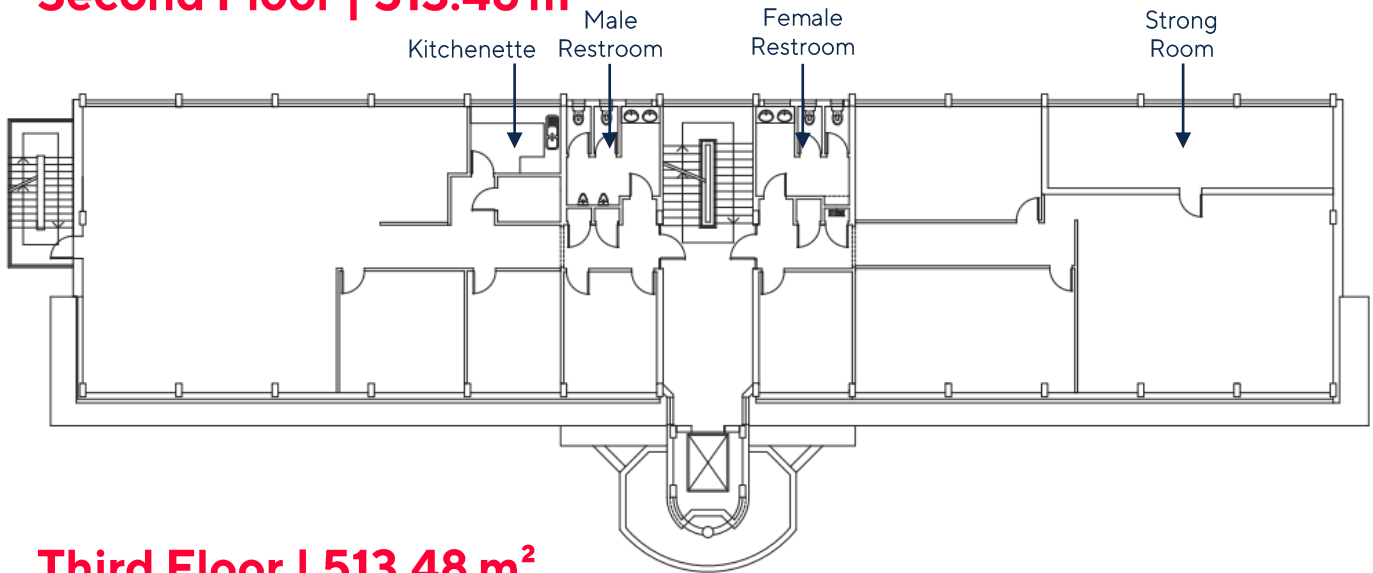




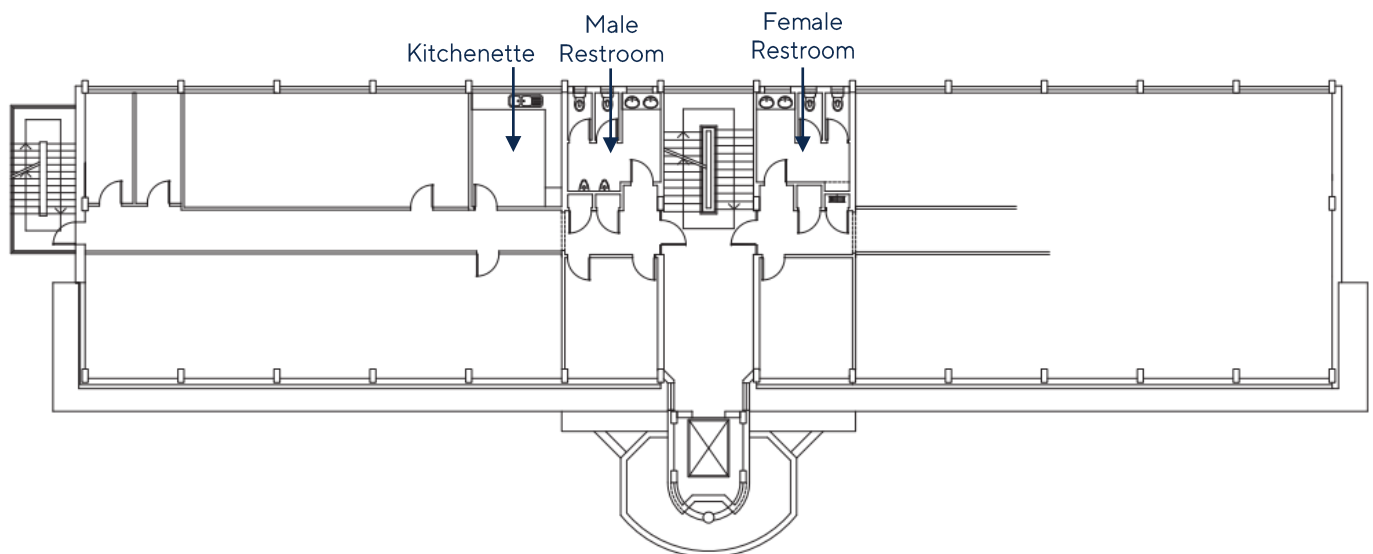
29 Anvil Road, Isando, Kempton Park

## Property Floor Plans...

### Second Floor | 513.48 m<sup>2</sup>



### Third Floor | 513.48 m<sup>2</sup>



## About the property...

### Property Features

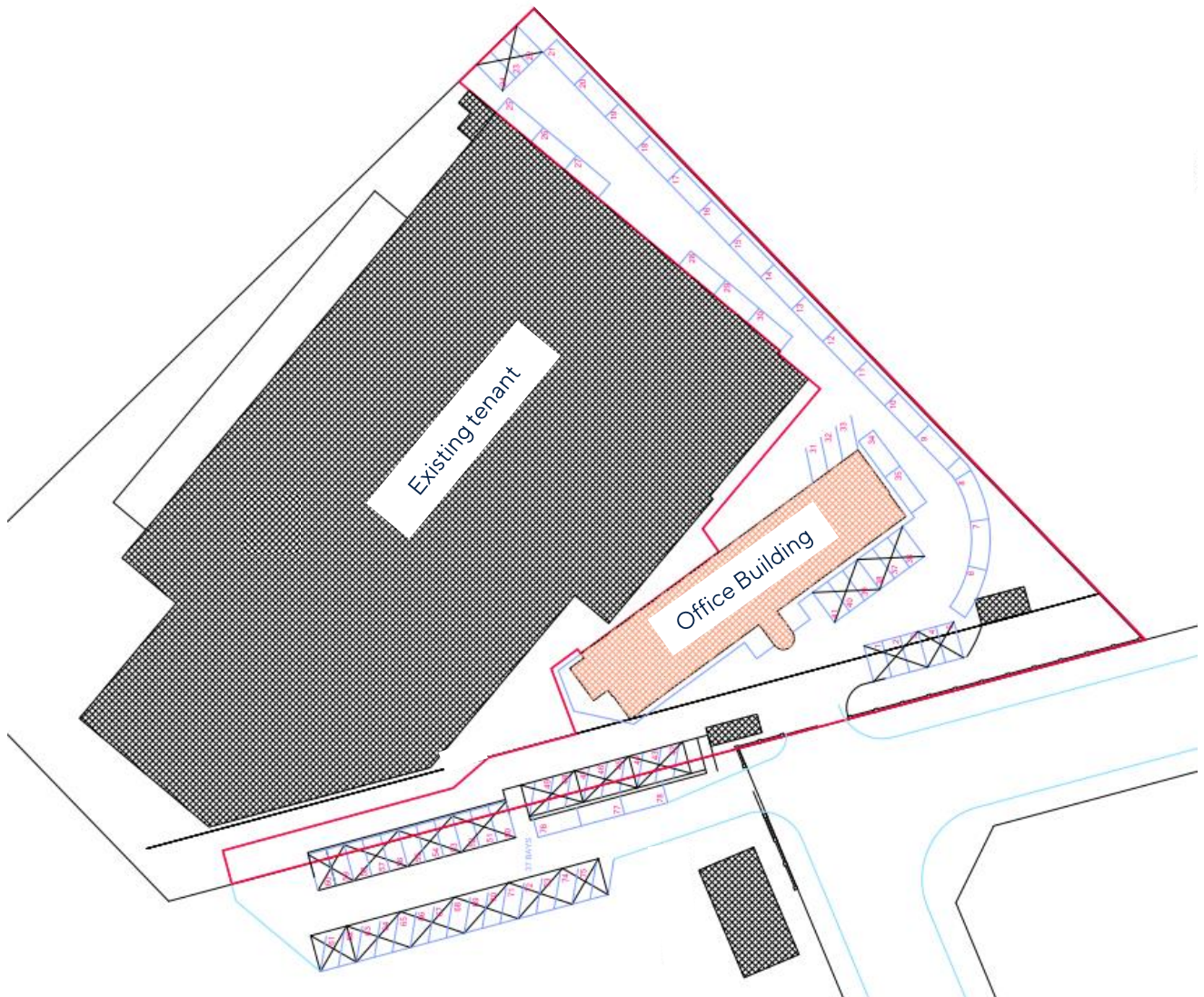
- 4-Storey office block
- Elevator
- Wheelchair access
- Male & female bathrooms on each floor
- Airconditioning throughout
- Electric fencing
- Guard house
- Emergency exit stairs on each floor





# 29 Anvil Road, Isando, Kempton Park

## Property Parking Layout...



### About the parking...

<b>Parking Bays</b>	71 Shaded	13 Open air
<b>Rate Per Bay</b>	R248.00	R149.00

Please note that should you only require a certain number of parking bays; we are able to reconfigure the parking layout as per your parking requirements!





# 29 Anvil Road, Isando, Kempton Park

## About the property...

Positioned within the Isando, this building offers an inviting haven for corporate visitors. Enjoying excellent connectivity to the R24 highway and conveniently situated near Rhodesfield Gautrain Station and OR Tambo International Airport, this location not only ensures seamless access to crucial points within Gauteng but also establishes a convenient gateway to destinations across South Africa.

