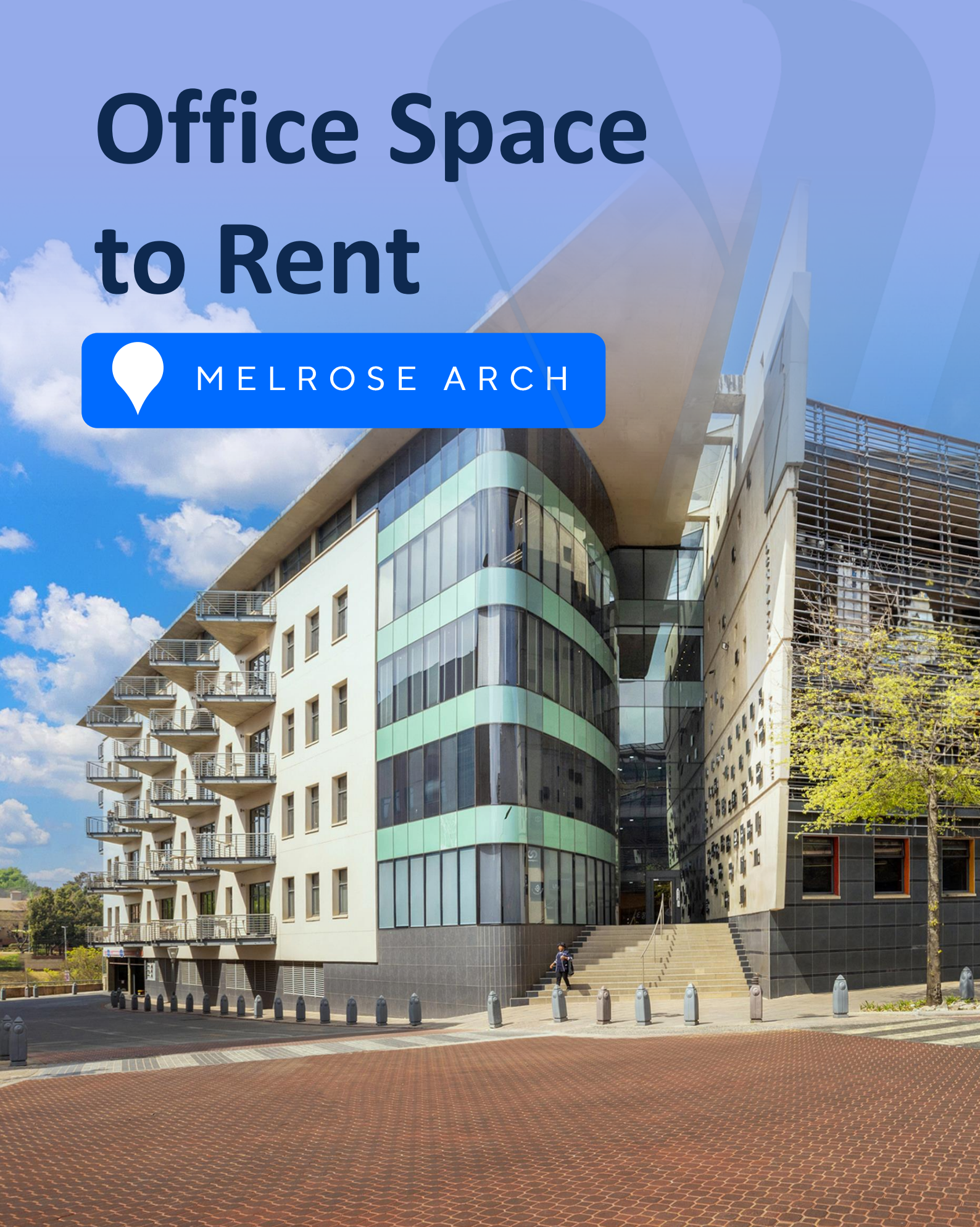


Office Space to Rent

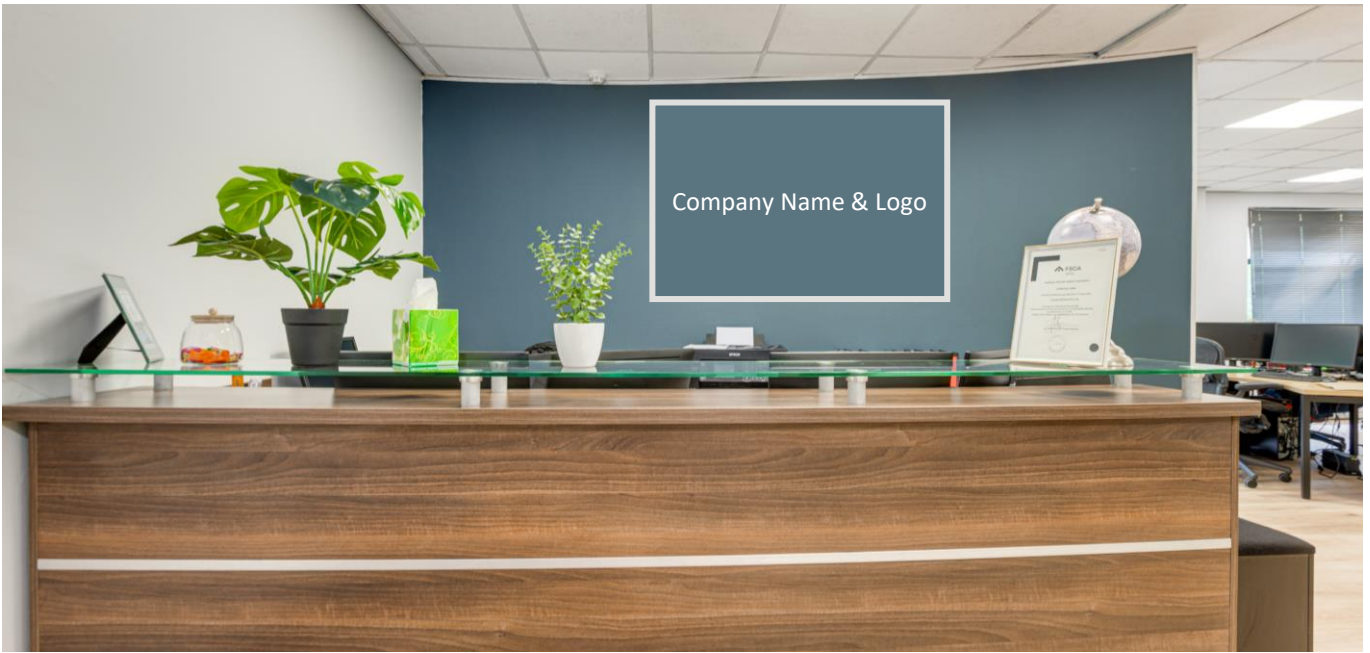


MELROSE ARCH





**1st Floor, Unit 7C,
3 Melrose Boulevard**



R22 044.12

Per Month

Office Size	112.47 m ² R196.00 per m ²
Lease Type	Gross lease
Lease Period	5 years
Parking Bays	6
Rate Per Parking Bay	R1100.00
Annual Escalation	8%

Lease Includes	Rates & taxes, building insurance and levies
Lease Excludes	Electricity, water, sewage & effluent charges, standard refuse removal fees, unit interior maintenance costs, sanitary expenses, shared common area cleaning charges, chilled water and diesel usage charges.

*All rates are exclusive of VAT





**1st Floor, Unit 7C,
3 Melrose Boulevard**



More about the Office space...

Property Features

- Restroom facilities shared with 2 Wonderland tenants
- Reception area
- Open-plan office
- 1 Boardroom/office
- Kitchenette
- Balcony



3 Melrose Boulevard



About the building...

The property is strategically situated within the Melrose Arch Precinct, which features a host of upmarket retail shops, restaurants, hotels, office and residential spaces. 3 Melrose Boulevard is located at the entrance of Melrose Arch and is a short distance from the M1 Highway, providing easy access to all forms of transport. The modern building hosts a triple-volume atrium with various courtyard gardens creating a tranquil atmosphere.

Property Features

- 24-Hour security
- Wheelchair access
- Elevator
- Generator
- Water backup
- Fibre ready
- Basement parking

