



**Johannesburg, Gauteng**

**Spacious 493m<sup>2</sup> Ground Floor Office Space For Lease In Prime Rosebank Location**



This 493m<sup>2</sup> ground floor office space in Rosebank offers a versatile layout, making it an excellent choice for call centres or businesses requiring multiple offices. The open-plan areas provide ample space for a customized fitout, while the office is also equipped with well-designed kitchens and bathrooms to ensure staff convenience.

Located in the heart of Rosebank's vibrant business district, this office provides easy access to main roads and public transport, making it ideal for businesses with high employee or client traffic. The spacious, functional design and prime location make this an attractive option for companies seeking a high-quality office space. Please note that the listed price excludes parking, utilities, generator recovery, and VAT.

**R56,695 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R115

**FEATURES**

Gross Monthly Rental Available From Lease Period	R56,695 Excl. VAT Immediately 36 months
Building Size (m <sup>2</sup> )	493
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO. COM21562**

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



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