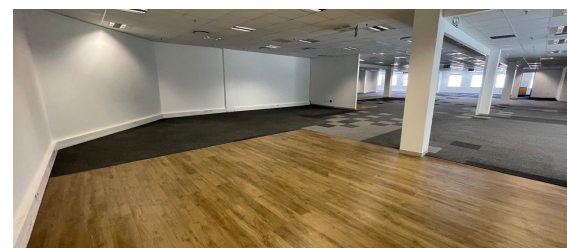
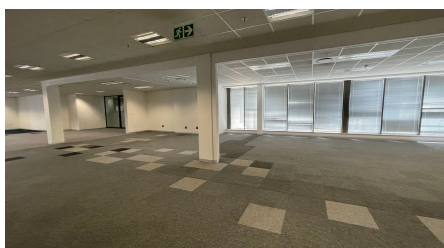
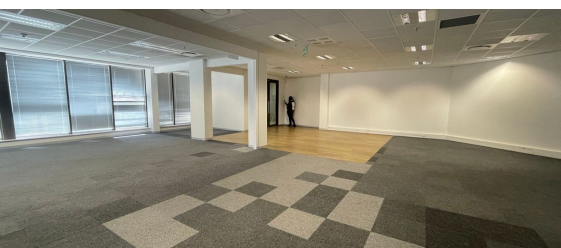
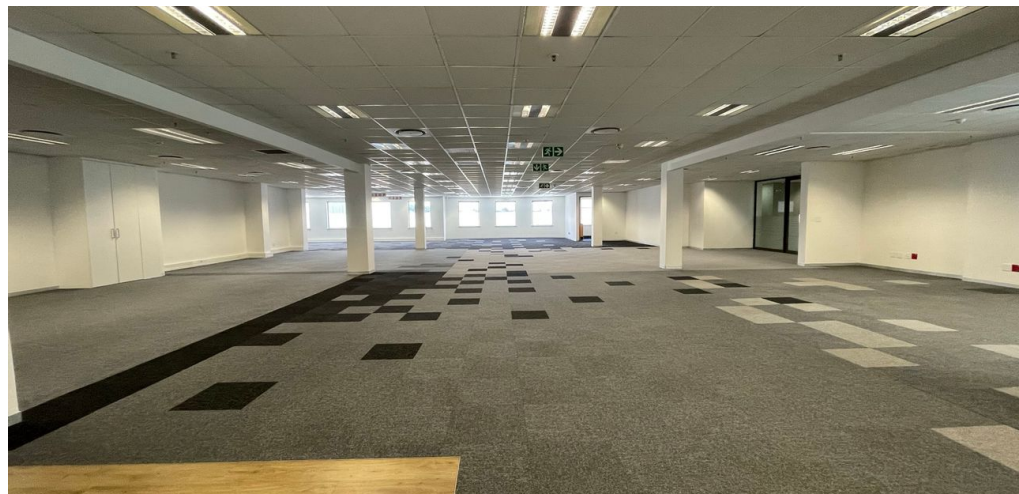
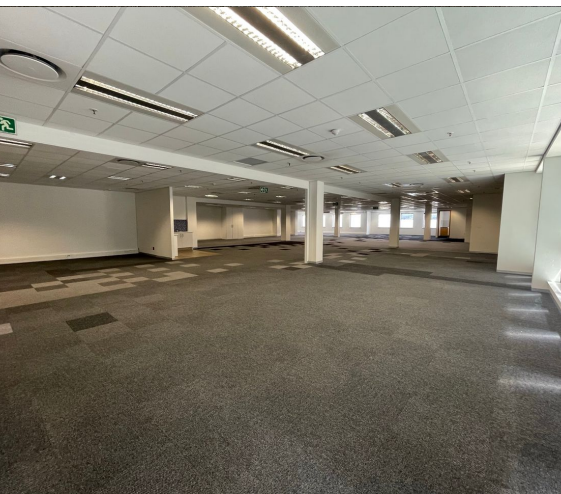




**Johannesburg, Gauteng**

Modern Semi-Fitted Office Spaces in Prime Rosebank Location



Discover modern semi-fitted office spaces in the heart of Rosebank, featuring two private kitchens, spacious open-plan areas, and the flexibility to create private offices or maintain an open layout. With communal bathrooms, two separate entrances for convenience, and a generous tenant installation package for leases of three years or more, these offices offer an ideal workspace solution. Basement parking is available at R750 per bay, allocated at three bays per 100sqm, while the prime location along the Gautrain bus route ensures excellent accessibility. Close to key amenities such as the Mall of Rosebank, The Zone, and Netcare Hospital, these offices provide a convenient and dynamic business environment. The listed price excludes utilities, parking, generator costs, and VAT.

**R89,980 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R110

**FEATURES**

Gross Monthly Rental Available From Lease Period	R89,980 Excl. VAT Immediately 36 months
Building Size (m <sup>2</sup> )	818
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO. COM22533**

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



**CONTACT**  
**LESLEY MICHAEL-THRUPP**

0736095207 / (010) 3006441  
lesley@3cubeproperty.co.za