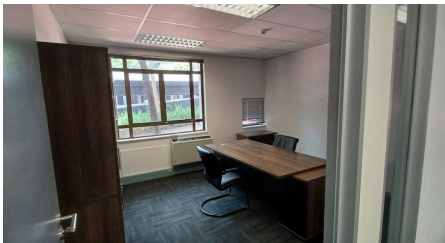
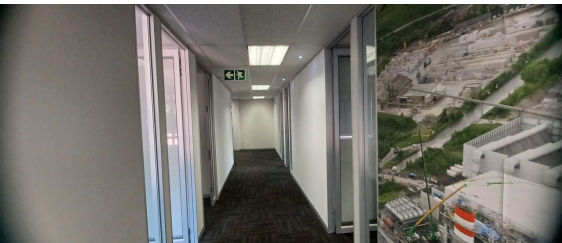
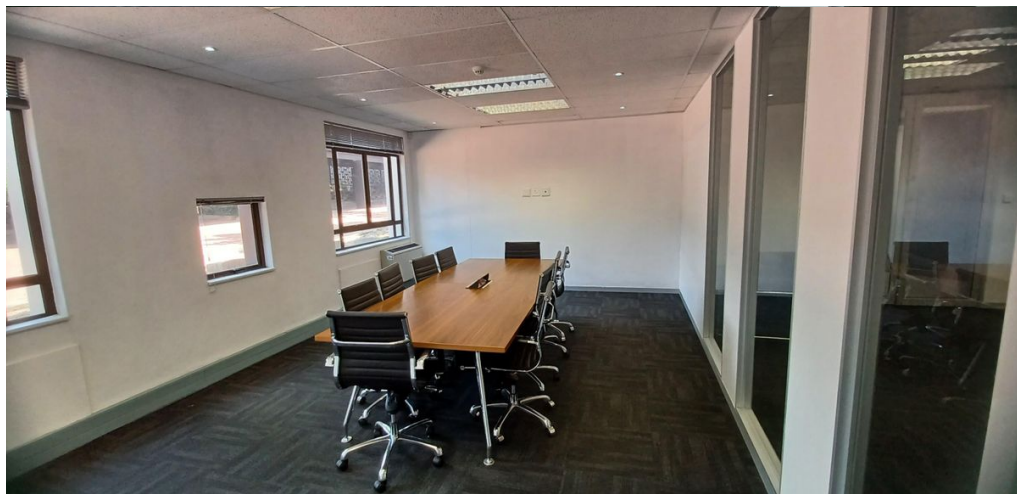
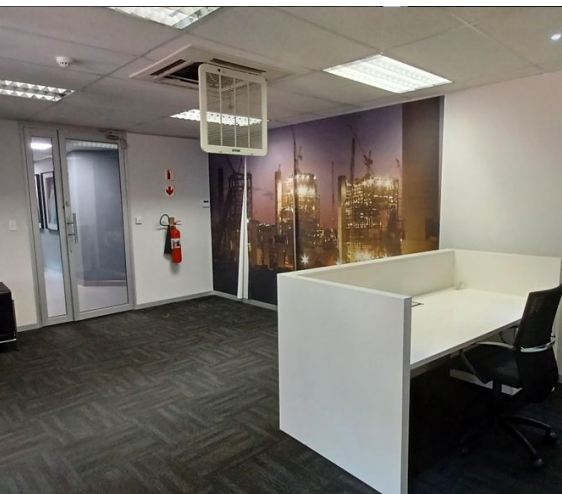


**Sandton, Gauteng**

**Premium Office Space For Lease at Hyde Park Lane**



Situated at the prominent intersection of William Nicol Drive and Jan Smuts Avenue in Hyde Park, this office park offers a highly visible and sought-after location. Located within Hyde Gate, the versatile office space spans approximately 408m<sup>2</sup> and features essential amenities, including a dedicated kitchen and shared restrooms for added convenience. The area is surrounded by a range of amenities such as the renowned Hyde Park Shopping Centre, The Colony, and a nearby hotel, providing a vibrant environment for businesses to thrive.

Commuters will appreciate the excellent access to public transportation along major routes, with easy connections to Sandton and Rosebank. Recent refurbishments have enhanced the appeal of the buildings, and an on-site outdoor café further contributes to the welcoming atmosphere. The property also benefits from water harvesting practices, ensuring a reliable water supply during disruptions, as well as full backup power. Parking options are available, including open parking at R550 per bay, shaded parking at R620 per bay, and basement parking at R750 per bay, offering both convenience and accessibility.

**R46,920 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R115

### FEATURES


Gross Monthly Rental Available From Lease Period	R46,920 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	408
Land Size (m <sup>2</sup> )	408
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**WEB REFERENCE NO.**  
**COM21619**

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



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