



**Sandton, Gauteng**

Spacious 612m<sup>2</sup> office to let  
in prime Illovo, Sandton



Introducing P-Grade office space at 54 Melville Road, Illovo, located on the ground floor and offering approximately 612m<sup>2</sup> of flexible space. The white-boxed interior provides a blank slate for customization, allowing you to install drywall partitions for private offices or maintain an open-plan layout. The space also supports the addition of a private kitchenette and includes dedicated bathroom facilities. Security is top-notch with 24-hour surveillance, access-controlled boom gates, and full backup power to ensure seamless operations. The building also features a restaurant on the ground floor and beautifully landscaped gardens, enhancing the overall environment.

This office space is conveniently situated just a short drive from Thrupps Centre, offering easy access to major amenities, restaurants, and public transport. Tenants who sign a 3- or 5-year lease are eligible for a tenant installation allowance, which can be used for any desired alterations and improvements. Parking is available at R750 per basement bay, providing hassle-free access to the property. The prime location ensures that everything you need is within close reach, making this an ideal choice for your business.

**R100,980 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R165

**FEATURES**

|                                                  |                                           |
|--------------------------------------------------|-------------------------------------------|
| Gross Monthly Rental Available From Lease Period | R100,980 Excl. VAT Immediately Negotiable |
| Building Size (m <sup>2</sup> )                  | 612                                       |
| Zoning                                           | Commercial                                |
| Security                                         | Yes                                       |
| Power 3 Phase                                    | Yes                                       |
| Air Conditioning                                 | Yes                                       |

**WEB REFERENCE NO.**  
**COM21622**

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for more information about this property



**CONTACT**  
ILAN SEGAL

☎ 078 566 9964 / (010) 3006441  
✉ ilan@3cubeproperty.co.za