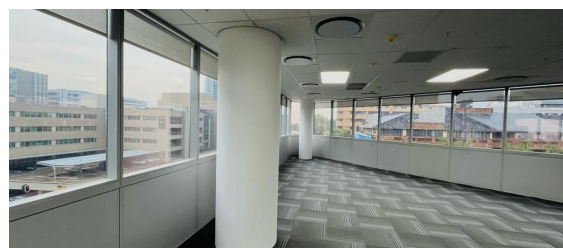
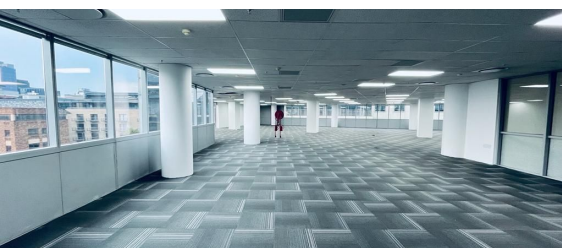
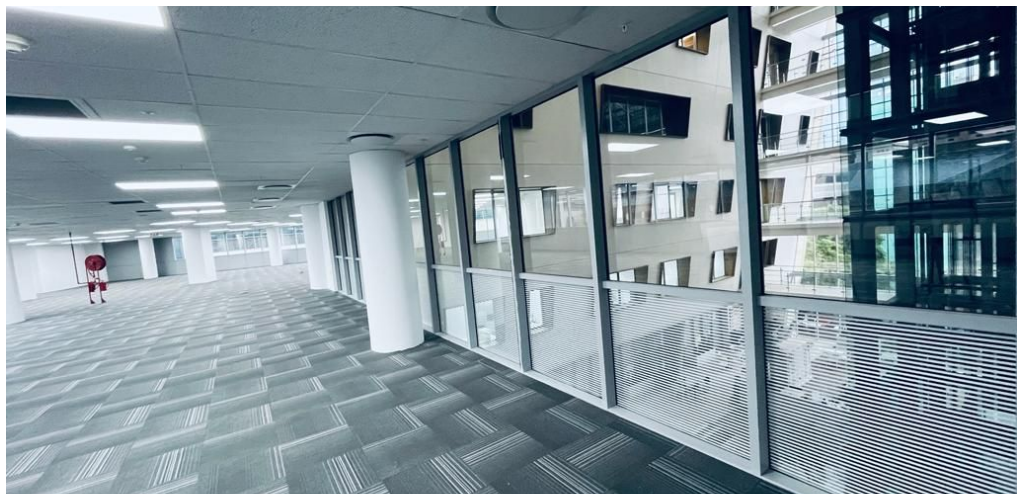


**Sandton, Gauteng**

**800m2 Premium-Grade Office Space to Let in Sandton Central Commercial Building**



This office suite, located on the second floor, boasts beautiful views over the Sandton precinct, through big glass windows, ensuring the suite is well-lit at all times. A generous tenant allowance is provided for by the landlord to assist the tenant with their ideal, dream fit-out. This premium suite will give a fantastic first impression to any professional organisation wanting to be in the centre of Sandton's business hub.

1 Protea Place is characterised by its cutting-edge design and sculptural form, partnered with superior building technologies. This modern premium-grade office comprises nine office levels and seven underground basement parking levels. There is 24-hour security, access control, and a canteen. The premises have two towers and a central atrium which receives an abundance of natural lighting due to the modern glass architecture. The dark blue glazed eastern atrium wall opens up over an impressive water feature and landscaped garden, which forms part of the pedestrian entrance into the building. With high street exposure to passing commuters and convenient location in the Sandton CBD near the Gautrain Station, Sandton City, and Benmore Gardens Shopping Centre. The interior provides for various office suites, largely of a similar finish. The offices, P-grade in nature, are extremely well

**R135,900 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R170

### FEATURES

Gross Monthly Rental Available From Lease Period	R135,900 Excl. VAT Immediately 36 months
Building Size (m <sup>2</sup> )	800
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes


**WEB REFERENCE NO. COM22540**


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for more information about this property



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