

Sandton, Gauteng

**Exceptional Ground Floor
Office Unit: 542.94 m² of
Contemporary Design and
Dependable Infrastructure**



This exceptional ground floor office unit offers 542.94 square meters of versatile space in a prime location. Designed with a modern open-plan layout, the office can be customized to suit your business needs, featuring dedicated offices for private meetings or managerial tasks. The unit fosters a productive and collaborative environment, with luxurious carpeted flooring that adds comfort and sophistication, complemented by effective sound insulation to enhance privacy.

A key highlight of this office is its reliable backup power system, ensuring uninterrupted operations even during power outages. This dependable infrastructure supports your business's continuous success and underscores the unit's value. Don't miss the opportunity to establish your business in this prestigious space, where functionality and elegance come together in an enviable setting.

R65,152 PM
excl. VAT & Utilities
price per m²: R120

FEATURES

Gross Monthly Rental Available From Lease Period	R65,152 Excl. VAT Immediately Negotiable
Building Size (m ²)	542
Land Size (m ²)	542
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM21116

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