

**Sandton, Gauteng**

**Outstanding Ground Floor  
Office Unit: 542.94 m<sup>2</sup> of  
Modern Design and Reliable  
Infrastructure**



This exceptional ground floor office unit offers 542.94 square meters of flexible space in a prime location. Featuring a modern open-plan design, the office can be easily tailored to meet your business requirements, with dedicated areas for private meetings or managerial functions. The unit promotes both productivity and collaboration, enhanced by luxurious carpeted flooring and effective sound insulation to ensure privacy and comfort.

A standout feature of this office is its reliable backup power system, ensuring your operations remain uninterrupted, even during power outages. This dependable infrastructure plays a key role in supporting your business's ongoing success. Seize the opportunity to position your business in this prestigious office, where functionality and sophistication combine to create an ideal working environment.

**R65,152 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R120

**FEATURES**


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

**WEB REFERENCE NO.  
COM21623**

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



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