



This workspace offers a versatile open-plan design with high ceilings and a spacious mezzanine, perfect for additional work or storage. Equipped with a high-capacity power supply and a large roller shutter door, the space combines functionality with convenience. Tenants enjoy complimentary access to shared facilities, including well-equipped boardrooms, a manned reception for client interactions, and a communal kitchen fostering collaboration.

Conveniently located just five minutes from the N1 and Malibongwe Drive, the property is situated in a thriving industrial hub near Randburg CBD. Offering 24/7 security with CCTV, electric fencing, and secure parking, the site ensures peace of mind. With excellent connectivity to transport routes, proximity to retail outlets, and amenities like loading bays, courier assistance, and on-site management, this workspace is perfect for businesses seeking a secure and collaborative environment.

**R66,480 PM**

excl. VAT & Utilities

price per m<sup>2</sup>: R80

### FEATURES

Gross Monthly Rental Available From Lease Period	R66,480 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	831
Land Size (m <sup>2</sup> )	21950
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.  
**COM21132**

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



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