

# R18,000,000

Prime Office Space for Sale at Illovo Edge, Illovo, Sandton

 **626 m²**

Located in the sought-after Illovo Edge development, this premium second-floor office space offers 626 sqm of modern, functional workspace in the heart of Illovo, Sandton. Priced at R18,000,000 excluding VAT, this office presents an excellent investment opportunity for businesses looking to establish themselves in a well-connected, professional environment.

The office is a balanced blend of open-plan and partitioned layouts, catering to both collaborative work and private office needs. It features quality carpeting throughout, ample natural light, standard overhead lighting, and integrated air conditioning for year-round comfort. A fully equipped kitchen adds convenience for staff and visitors, enhancing the functionality of the space.

Illovo Edge is a prestigious commercial precinct known for its sleek architecture, high-end finishes, and secure access control. The building offers a professional atmosphere and is home to various established businesses, creating a dynamic and reputable work environment.

Situated between Sandton and Rosebank, Illovo offers easy access to major routes, the Gautrain, and a host of nearby amenities...

**Sale Price** R18,000,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m²</b>	626	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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