

# 6,900 pm

92, 1st Avenue | Prime Office Space to Let in Dunvegan

 **69 m<sup>2</sup>**

Located at 92, 1st Avenue, Dunvegan, Edenvale, this upstairs commercial space offers 69 sqm of prime workspace, ideal for businesses seeking a vibrant and convenient setting. Available immediately, the property is priced at R100/sqm, with water and electricity billed separately based on metered consumption. Please note that VAT and utilities are excluded from the rental price. A double deposit is required, meaning three rental payments must be made before occupancy. If tenants prefer not to sign personal suretyship, the condition may be waived with an additional month's deposit, totalling three months' deposit.

Situated in Dunvegan, Edenvale, this location offers easy access to key transport routes and is surrounded by a mix of residential and commercial developments. The area is known for its quiet, well-maintained streets and proximity to major highways, making it ideal for businesses seeking a peaceful yet connected environment. Tenants will benefit from the close proximity to various amenities, including shopping centres, restaurants, and essential services, making this a practical and strategic location for businesses looking...

**Gross Monthly Rental** R6,900 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	69	<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

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