

# 10,030 pm

Prime Office Space to Let at 22 High Street, Founders Hill, Modderfontein, Edenvale

 **118 m<sup>2</sup>**

22 High Street is located in the heart of the tranquil and historic Founders Hill in Modderfontein, this premium office space is the ideal choice for businesses seeking a professional yet serene environment. Spanning 118sqm, this space is available immediately and offers a highly competitive rate of R85/sqm, equating to a total of R10,030 per month (excluding VAT and parking).

Key features include:

3-year lease with an 8% annual escalation.

Operating costs covered, including security, landscaping, and common area maintenance.

Access cards available at R80 per card (excluding VAT).

Utilities (electricity and water consumption) charged separately to tenants.

Situated within a serene and tranquil heritage site, Founders Hill is an inspiring location, blending modern functionality with timeless charm. The area boasts excellent connectivity to major transport routes and is conveniently close to key business hubs like Greenstone and Kempton Park. Modderfontein offers a balance of urban convenience and natural beauty, with its well-maintained surroundings, nearby amenities, and safe environment, making it

**Gross Monthly Rental** R10,030 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	118	<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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