

8,850 pm

Prime Office Space Available for Lease in Founders Hill, Modderfontein

 **118 m²**

Discover this exceptional 118sqm office space located in the serene and tranquil heritage site of Founders Hill, Modderfontein. Available immediately, this office offers a professional and peaceful working environment, ideal for businesses looking to balance productivity with inspiration.

With a competitive rate of R75/sqm, the total monthly rental comes to R8,850 (excluding VAT, parking, and municipal charges). Additional costs include rates and taxes of R1,182.36, two designated parking bays at R600, and access cards at R80 each (excluding VAT). Operating costs, which cover security, landscaping, and common area maintenance, are included in the lease, while electricity and water consumption are billed separately. The property is available on a 3-year lease with an 8% annual escalation.

Nestled within a heritage site, Founders Hill offers a unique combination of modern amenities and a tranquil environment, making it a prime location for businesses. Modderfontein boasts excellent connectivity to major highways, ensuring easy commutes for employees and clients alike. The area is known for its lush landscapes, secure...

Gross Monthly Rental R8,850 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	118	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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