

# 29,750 pm

36 Hubert Mathew Road | Prime Office Space to Let in Illiondale, Edenvale

 **350 m<sup>2</sup>**

Located at 36 Hubert Mathew Road in Illiondale, Edenvale, this prime commercial property offers 350sqm of first floor space at a competitive rate of R85 per sqm per month, excluding VAT and utilities. The property provides ample parking options, including 20 shaded bays at R350 per bay and 5 garage bays at R500 per bay, with additional municipal parking available at the front.

The building features separate electrical metering for each floor, dedicated ablutions and kitchen facilities on each floor, and comprehensive air conditioning throughout. Lease terms include a deposit of 2 months' rent plus surety and the first month's rental.

Situated in the vibrant suburb of Illiondale, this property benefits from excellent connectivity to major highways, facilitating convenient commutes to Johannesburg, Sandton, and OR Tambo International Airport. The area is well-served with shopping centres, restaurants, and banks, fostering a thriving business environment.

**Gross Monthly Rental** R29,750 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	350	<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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