

3,995 pm

Mini Warehouse Available to Let at Moddercrest Office Park, Modderfontein

 **57 m²**

Located in the secure and well-maintained Moddercrest Office Park at 1 High Road, Modderfontein, this 57sqm mini warehousing unit is an ideal solution for small businesses or startups seeking efficient storage or operational space. The unit is available immediately at a monthly rental of R3995.70 (excluding VAT), with a municipal rate of R2.20/sqm. The lease term is three years with an 8% annual escalation, and operating costs such as security, landscaping, and common area maintenance are included. Additional costs include access cards at R80 per card (excluding VAT) and electricity and water consumption, which are billed separately.

Moddercrest Office Park is perfectly situated in the vibrant Modderfontein area, offering tenants a convenient location with excellent access to major routes like the N3 and R25. The park is within easy reach of Johannesburg, Sandton, and OR Tambo International Airport, making it a prime choice for businesses requiring connectivity. The surrounding area boasts a thriving commercial environment with retail centres, restaurants, and essential services, providing everything tenants need to support their...

Gross Monthly Rental R3,995 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	57	Security	Yes
Parking Bays	-	Air Conditioning	-
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

Call the Officeplace Broker

Adele Ferguson

Cell No. 0769429239

Email adele@officeplace.co.za

Call the Officeplace Branch

Johannesburg

Office No. (011) 2341144

Email contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

