

# 24,672 pm

Prime Office Space to Let - 44 Melrose Boulevard, Melrose Arch, Johannesburg

 **96 m<sup>2</sup>**

Discover the perfect workspace in one of Johannesburg's most prestigious commercial precincts. This fully fitted, 96sqm office is located at 44 Melrose Blvd and is available for immediate occupancy. The space features a well-lit, open-plan layout with spacious interiors, carpeted flooring, and ample natural light, creating a bright and productive work environment.

At R257 per sqm excluding VAT and utilities, this office offers an excellent opportunity for businesses looking to establish themselves in a prime location.

Positioned in the vibrant and secure Melrose Arch precinct, this office space offers tenants unparalleled access to a dynamic business hub. With high-end retail stores, gourmet restaurants, luxury hotels, and top-tier fitness facilities all within walking distance, your team and clients will enjoy the convenience of an exceptional work-life balance. The area also provides 24/7 security, backup power, and excellent connectivity, ensuring a seamless business operation.

**Gross Monthly Rental** R24,672 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	96	<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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