

# 61,545 pm

Third Floor Office Space to Let at Melrose Arch, 18 Melrose Boulevard, Johannesburg

 **373 m²**

Situated at 18 Melrose Boulevard, this 373m² third-floor office space offers a modern and professional environment in the highly sought-after Melrose Arch precinct, Johannesburg. This spacious unit features carpeted flooring, ample natural light complemented by energy-efficient LED lighting, air conditioning, and abundant plug points to support your business's operational needs. The layout includes a well-equipped kitchen, bathroom facilities, and a polished, open-plan design that can be tailored to suit various business types.

The net rental is R165/m² (excluding VAT), with additional costs for rates and taxes, operating expenses, POA levies, and utilities. Parking bays are available for rent at R1,400 per bay per month, ensuring convenience for your team and clients. The property offers an 8% annual escalation and a flexible lease term to suit your business requirements.

Melrose Arch is one of Johannesburg's most prestigious mixed-use developments, renowned for its vibrant atmosphere and secure environment. Tenants will benefit from the precinct's premium amenities, including high-end retail stores, diverse dining options,...

**Gross Monthly Rental** R61,545 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m²</b>	373	<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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