

# 31,740 pm

138 Jan Smuts Avenue | Prime Office Space to Let in Rosebank

 **138 m<sup>2</sup>**

This prime ground floor retail space measuring 138sqm is available to Let immediately. The unit is spacious with well-maintained flooring and great natural light flowing throughout. There are shared bathrooms and a shared courtyard for tenants. There is a backup generator and secure parking available. Rental is R230 per sqm per month excluding VAT and utilities. Ops costs are R88 per month. The building is situated in the heart of Rosebank in a prime location, close to all main arterial routes, shops and other amenities in the area.

**Gross Monthly Rental** R31,740 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	138	<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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