

# 86,250 pm

Prime Retail Space to Let in 1 Sturdee, Rosebank, Johannesburg

 **345 m²**

Discover an exceptional retail opportunity in the heart of Rosebank at 1 Sturdee, 1 Sturdee Avenue. This 345sqm retail space offers premium exposure in a sought-after location, ideal for businesses looking to establish a presence in a high-footfall area. Priced at R250 per sqm (excluding VAT and utilities), this Grade A commercial space is designed to meet modern business needs.

The building features 24/7 security, air conditioning, high-speed internet, elevators, a canteen, kitchenette, and an onsite coffee shop, ensuring a convenient and comfortable environment for tenants and customers alike. Secure basement parking is available at R750 per bay per month, providing ease of access for staff and visitors. The property is set for completion by the end of March 2025, offering brand-new, high-quality space for your business.

Rosebank is one of Johannesburg's most vibrant commercial hubs, attracting businesses, shoppers, and visitors with its mix of retail, corporate, and entertainment offerings. This prime location is within walking distance of Rosebank Mall, The Zone, and the Gautrain station, providing excellent accessibility...

**Gross Monthly Rental** R86,250 Ex Vat  
**Lease Period** 12 months  
**Available From** Specific Date

<b>Floor Size m²</b>	345	<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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