


# 6,400 pm

Well-Located First Floor Office Space to Let in Ferndale, Randburg

 **80 m<sup>2</sup>**

Situated at 280 Oak Avenue, this first-floor office offers a unique blend of character and functionality in the heart of Ferndale. Housed within a historic building, the property features an inviting atrium and an entrance door reminiscent of banks in the early 2000s.

The 80m<sup>2</sup> space is efficiently laid out, comprising a welcoming reception area, an open-plan work zone, a private boardroom for meetings, and a dedicated kitchenette. Shared ablution facilities are available within the office park, and the building is equipped with a backup generator to ensure uninterrupted operations.

Parking options are available to suit various needs: open bays at R400 per bay per month, shaded bays at R450 per bay per month, and secure basement parking at R500 per bay per month, all excluding VAT. The rental rate is R80/m<sup>2</sup>, with a two-month deposit required.

Ferndale is a well-established commercial node within the Randburg area, offering excellent accessibility and convenience. The property is located near major routes such as Republic Road and Bram Fischer Drive, and is just a short distance from the Randburg taxi rank, making it highly...

**Gross Monthly Rental** R6,400 Ex Vat

**Lease Period** 12 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	80	<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

Call the Officeplace Broker

**Sihle Dambuza**

**Cell** No. 0826145727

**Email** [sihle@officeplace.co.za](mailto:sihle@officeplace.co.za)

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** [contact@officeplace.co.za](mailto:contact@officeplace.co.za)

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