

# 62,370 pm

Quadrum Office Park, South Wing | Ground Floor Office Space to Let in Roodepoort

 **567 m<sup>2</sup>**

Situated at 50 Constantia Boulevard, Johannesburg, Quadrum Office Park (Building No. 2) provides businesses with a luxurious A-Grade building that features disabled access, a concierge in the foyer, reception services and a lift/elevator for convenience. The building is air-conditioned and offers paid parking within the premises.

Tenant Incentives: 3-year lease term: 6-months tenant installation allocation on gross rental plus 1-months beneficial occupation period.  
5-year lease terms: 8-months tenant installation allocation on gross rental, plus 2-months beneficial occupation period.

Generator backup: Yes, diesel at an additional charge.  
24-Hour Access controlled security - onsite.

Gross rental Rate: R110.00/m2 excluding VAT and utilities.

Gross Lettable Area: 567m2

Parking: Parking Ratio/100m2 - 4 bays.

Open parking - R450 excluding VAT per bay per month.

**Gross Monthly Rental** R62,370 Ex Vat  
Basement parking - R650 excluding VAT per bay per month.

**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	567	<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

**Julia Sanderson**

**Cell** No. 0794950315

**Email** julia@officeplace.co.za

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

