

# 60,280 pm

Quadrum Office Park, North Wing | First Floor Office Space to Let in Roodepoort

 **548 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/m<sup>2</sup> excluding VAT and utilities.

Gross Lettable Area: 548m<sup>2</sup>.

Parking: Parking Ratio/100m<sup>2</sup> - 4 bays.

Open parking - R450 excluding VAT per bay per month.  
**Gross Monthly Rental** - R60,280 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>	548	<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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