

61,394 pm

Prime Office Space to Let at Constantia Office Park,
Roodepoort

 **744 m²**

A prime ground floor office space, located at Eduloan House in Constantia Office Park, is available to let immediately, measuring 744.18sqm at a rental rate of R82.50/m2 excluding VAT and utilities.

Incentives are in place for 3 & 5 year leases, in the form of discounted gross rental and parking bay charges and 1.5 times the normal TI allowance. *T&Cs apply. Incentives apply to asking rentals only.

This green and vibrant retail centre is set in beautifully landscaped gardens with flowing ponds and water elements. It is home to an abundance of birds. Established amenities include a Virgin Active gym, restaurants and Shell garage. This office offers excellent exposure, access onto the N1 (North and South) and is close to public transport.

The office unit has water and generator back-up. There is fibre internet connection in the building. This building offers 24 hour security.

Generator back-up: Yes, R5.50/m2 fee.

Water back-up: Yes, R0.41/m2 fee.

Gross Monthly Rental R61,394 Ex. Vat

Balcony/m2: R50.00/m2.

Lease Period 12 months

Available From Immediately

Open parking at R450 per bay per month.

Covered parking at R550 per...

Floor Size m²	744	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

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/>

