

# 42,700 pm

St Andrew's Office Park | Prime Office Space to Let Epsom Downs

 **427 m<sup>2</sup>**

This is a ground floor office unit measuring 427sqm with the following layout: large open-plan area, large boardroom, reception and kitchen. The unit has access to a braai area and garden. The property is finished with laminate floors throughout, exposed soffits and brickwork. The bathrooms are shared on the same floor.

St Andrew's office park has water and generator back-up (pro rata diesel) as well as fibre internet connection. Open parking is R450 per bay per month, shaded parking is R550 per bay per month and basement parking is R650 per bay per month. Gross rental rate: R100 p/m2 excluding VAT, utilities and parking. A 3-months deposit is required.

St Andrew's Office Park is close to all main arterial routes, shops and other amenities in the area.

**Gross Monthly Rental** R42,700 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	427	<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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