

# 38,100 pm

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

 **381 m<sup>2</sup>**

A portion of this fitted first floor office space measuring 381sqm is available to let immediately. The unit includes private offices, boardrooms, a kitchenette, and an open-plan area, with shared bathrooms on the same floor. The building offers essential amenities like water and generator backup (pro rata diesel) and fibre internet. The gross rental rate is R100/m<sup>2</sup> per month, excluding VAT, utilities, and parking. Open parking at R450 per bay per month, shaded parking at R550 per bay per month and basement parking at R650 per bay per month. A 3-month deposit is required, with an annual escalation of 8%. Available immediately.

Located in a prime commercial hub, St Andrew's Office Park offers excellent access to highways and public transport. The area is rich in amenities, including restaurants, cafés, and retail stores, ideal for business needs. Its proximity to residential areas and schools makes it a convenient and desirable location for businesses and employees alike.

**Gross Monthly Rental** R38,100 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	381	<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  
**Marques Rutter**  
**Cell** No. 060 672 6942  
**Email** marques@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

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

