

# 95,723 pm

Monte Circle | Montecasino Boulevard | Office Space to let

 **456 m<sup>2</sup>**

Located in central Fourways is Monte Circle Office Park a P-Grade office park is conveniently located to all amenities, main roads and highway and is right opposite Monte Casino.

This is a fully fitted 456sqm unit located on second floor. There are shared bathrooms on the floor. There is 24/7 security on the property and biometric access into the building. The office park is 4-star green star rated.

The office park has fibre connection in the building.

Tenant Allowance to be negotiated.

Generator backup: yes

Water backup: Yes

Gross rental Rate: R209.92 p/m<sup>2</sup> ex VAT & Parking

Parking

- Open parking = R550 per bay pm

- Covered parking = R950 per bay pm

Access to the Monte Circle office park is easily achieved from the  
**Gross Monthly Rental** R95,723 Ex Vat  
from N101, 723 Ex Vat at Witkoppen Road (R564) into Montecasino Boulevard

**Lease Period** Negotiable

**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 456        | <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/>

