

# 36,234 pm

Premium Office Space to Let at The Pivot Office Park in Monte Casino

 **201 m²**

This exclusive 201.3m² office space is located on the fourth floor, featuring a sleek white-box finish and a private rooftop terrace that provides stunning views of the Monte casino central courtyard. The space is ideal for a growing business, offering a professional yet vibrant setting to accommodate both local and international clients.

Situated within the prestigious Monte casino precinct, the location benefits from proximity to a range of amenities, including renowned restaurants, luxurious hotels, and the Monte casino complex itself, which provides world-class entertainment and an attractive environment for business engagements. This sought-after area offers the convenience of nearby retail options and entertainment, making it an ideal choice for businesses looking to impress clients and investors.

**Tenant Incentive:** Enjoy a generous incentive of 3 months' net free rental per year on 3-year lease terms.

**Additional Features:**

Back-up generator and water supply ensure business continuity. Competitive gross rental rate of R180/m² excluding VAT, utilities, and parking.

Parking available at R350 per bay per month.

**Gross Monthly Rental** R36,234 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m²</b>	201	<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

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