

# 34,200 pm

Prime Office Space Available at Willow Wood Office Park – Fourways

 **190 m²**

An exceptional opportunity to lease a fully fitted first-floor office space at the sought-after Willow Wood Office Park. This 190m² unit is ready for immediate occupation, offering a seamless move-in experience for your business.

The office is already fitted out with a modern reception area, open plan workspaces, private offices, a dedicated kitchenette, and private bathrooms, providing both functionality and privacy. In addition, the unit features a 25m² balcony, available at a competitive rental rate of R35 per m², offering a pleasant outdoor space for staff or informal meetings.

**Additional Features:**  
 Generator backup.  
 Water backup.  
 Immediate occupation.  
 Gross rental is R180 per m² excluding VAT, utilities, and parking.

**Parking options include:**  
 3 basement bays at R750 per bay per month.  
 6 covered bays at R650 per bay per month.  
 4 open bays at R500 per bay per month.

**Gross Monthly Rental** R34,200 Ex-Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m²</b>	190	<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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