

# 35,055 pm

Prime Office Space for Lease at Illovo Edge, Illovo, Sandton

 **285 m<sup>2</sup>**

Located in the prestigious Illovo Edge, this spacious 285sqm office on the 3rd floor of 3 Harries Road offers a professional and modern working environment. The space features an open-plan layout with ample natural light, standard office lighting, and air conditioning to ensure year-round comfort. A well-equipped kitchen and bathroom facilities add to the convenience of the workspace, making it an ideal setting for businesses looking for a functional and stylish office.

Illovo is a sought-after commercial hub strategically positioned between Sandton and Rosebank, offering excellent accessibility and connectivity. The area is home to top-tier businesses, trendy restaurants, and high-end retail, creating a dynamic work-life balance for professionals. With easy access to major transport routes and public transit options, Illovo Edge provides an ideal location for companies seeking a prestigious address in Johannesburg's business district.

This office space is available at R123 per square meter, excluding VAT.

**Gross Monthly Rental** R35,055 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	285	<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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