

# 35,750 pm

Prime Retail Space for Lease at The Wedge Shopping Centre, Morningside, Sandton

 **143 m<sup>2</sup>**

Discover an exceptional retail opportunity at The Wedge in the prestigious Morningside district of Sandton. Located at 255 Rivonia Road, this first-floor space spans 143m<sup>2</sup> and is offered at a competitive rate of R250/m<sup>2</sup> (excluding VAT and utilities). Designed with versatility in mind, the open-plan layout is complemented by standard lighting, tiled flooring and efficient air conditioning. Additionally, ample parking further enhances accessibility, making this property ideal for businesses seeking a prime location with modern conveniences.

Situated in the vibrant heart of Sandton, this property benefits from its proximity to a dynamic mix of upscale retail outlets, fine dining, and leisure destinations. Morningside is renowned for its energetic atmosphere and high foot traffic, drawing a diverse clientele that includes professionals, shoppers, and tourists alike. Tenants will enjoy exceptional visibility and the advantage of a thriving local community, making this space the perfect launchpad for businesses looking to capitalise on Sandton's robust economic and cultural landscape.

**Gross Monthly Rental** R35,750 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	143	<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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