

# 47,500 pm

First Floor Office Space for Rent at Morningside Corner, Rivonia

 **500 m<sup>2</sup>**

Located at the prominent corner of Rivonia Road and 3rd Avenue in Rivonia, Sandton, this versatile 500m<sup>2</sup> office space in Morningside Corner offers a superb mix of open-plan and private office layouts. Positioned on the right portion of the entire space, it features a combination of carpeted and laminate flooring, standard lighting throughout, excellent natural light, and air-conditioning for year-round comfort. The unit includes its own kitchen and bathroom facilities and benefits from ample parking for staff and visitors.

This well-maintained building provides a professional setting ideal for businesses looking to establish themselves in one of Sandton's key commercial areas.

Rivonia is a sought-after business hub with a reputation for convenience, accessibility, and a thriving commercial environment. Tenants will benefit from close proximity to major transport routes, including the N1 highway and Gautrain bus stops, as well as a host of nearby amenities such as restaurants, banks, gyms, and retail outlets. This location offers an ideal mix of business efficiency and lifestyle convenience, making it a strategic choice for...

**Gross Monthly Rental** R47,500 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 500        | <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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