

# 36,080 pm

Prime Ground Floor Office Space to Let at 164 Katherine Street, Sandton

 **328 m<sup>2</sup>**

Located at 164 Katherine Street, Sandton, this 328m<sup>2</sup> ground-floor office space offers an exceptional working environment at R110/m<sup>2</sup> (excluding VAT and utilities). Designed for flexibility and comfort, the space features a mix of spacious open-plan areas and private partitioned offices, catering to a variety of business needs. The office boasts neat flooring, standard lighting, and ample natural light, creating a bright and professional atmosphere. Additional amenities include air conditioning, a well-equipped kitchen, and generous parking facilities for employees and visitors.

Situated in Sandton, Johannesburg's premier business district, this property offers unparalleled convenience and accessibility. Katherine Street provides excellent connectivity to major routes, including the M1 highway, and is just minutes from the Gautrain Station, ensuring effortless commuting. The area is home to leading corporate headquarters, financial institutions, and high-end retail centres, making it an ideal location for businesses looking to establish a strong presence in a dynamic and prestigious commercial hub. Employees will also benefit from...

**Gross Monthly Rental** R36,080 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 328        | <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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