

# 88,064 pm

Premium First Floor Office Space to Let at Commerce Square in Sandton

 **512 m<sup>2</sup>**

Located at 39 Rivonia Road, on the corner of Melville and Helling Roads, this 512m<sup>2</sup> first floor office at Commerce Square is perfect for businesses seeking a well-designed, functional workspace. The office features an open-plan layout with additional partitioned spaces, allowing for flexible configurations to suit your business needs. A mix of carpeted and laminate flooring creates a warm, professional atmosphere, enhanced by abundant natural light and standard office lighting. The space is fully air-conditioned, ensuring comfort year-round. Rental is R172/m<sup>2</sup> excluding VAT and utilities. Open parking is R700/bay per month and basement parking is R820/bay per month.

Commerce Square is situated in the heart of Sandton, one of Johannesburg's most sought-after business hubs. This prestigious area is home to leading financial institutions, multinational corporations, and world-class amenities. With easy access to major highways and public transport routes, commuting is convenient for employees and clients alike. Sandton City, Nelson Mandela Square, and a variety of restaurants and cafés are just minutes away, offering an array of...

**Gross Monthly Rental** R88,064 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 512        | <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  
**Ben Hatchwell**  
**Cell** No. 0823052626  
**Email** ben@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

