

# 36,326 pm

Prime Office Space to Let in Lincolnwood Office Park,  
Woodmead, Sandton

 **403 m<sup>2</sup>**

Discover a well-appointed office space in the sought-after Lincolnwood Office Park, located in the heart of Woodmead. Situated at 6 Woodlands Drive, this 403.63m<sup>2</sup> first-floor office (D002A, Building D) offers a professional and functional workspace designed to enhance productivity.

The office boasts ample natural light, complemented by standard lighting and air conditioning to ensure a comfortable working environment. With an open-plan layout, this space is well-suited for businesses looking to establish or expand their presence in a prime commercial location.

#### Rental Details:

Rental Rate: R90/m<sup>2</sup> (excluding VAT and utilities).

Monthly Aircon Maintenance Fee: R2.80/m<sup>2</sup>.

#### Parking Options:

Open bays: R450 per bay per month.

Shaded bays: R550 per bay per month.

Covered bays: R650 per bay per month.

Woodmead is a thriving business hub strategically positioned with easy access to major highways, including the M1, N1, and N3, and proximity to Johannesburg, Durban, and Pretoria.

**Gross Monthly Rental: R36,326 Excl. Vat**

**Lease period: Negotiable**  
**Available From: Immediately**

<b>Floor Size m<sup>2</sup></b>	403	<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

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