

42,340 pm

Prime Office Space to Let at 146A Kelvin Drive, Woodmead, Sandton

 **365 m²**

This 365m² unit, situated in the sought-after Magnolia Close at 146A Kelvin Drive, offers an open-plan layout, featuring standard lighting and generous natural light throughout the space. Tenants can take advantage of a Space2 specification incentive on this building, offering excellent value and flexibility for fit-out. A generous tenant installation (TI) allowance is available to customize the space: 7 months' rental contribution for a 3-year lease and 12 months' rental contribution for a 5-year lease, helping to offset setup costs.

Parking options are tailored to suit various needs and budgets, with basement bays available at R700 per bay per month, shaded bays at R580, and open parking at R460, excluding VAT.

Located in the heart of Woodmead, this property benefits from excellent connectivity to major routes including the M1, N1, and N3 highways, making commuting simple and convenient. The area is a well-established commercial hub with a wide range of nearby amenities including shopping centres, restaurants, and gyms, providing everything your team needs within easy reach. Its strategic location, combined with the flexibility...

Gross Monthly Rental R42,340 Ex Vat
Lease Period 12 months
Available From Immediately

| | | | |
|---------------------------------|------------|-------------------------|-----|
| Floor Size m² | 365 | Security | Yes |
| Parking Bays | - | Air Conditioning | Yes |
| Title | - | Generator | - |
| Zoning | Commercial | Fibre | - |

CONTACT US

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