

56,724 pm

Office Space to Rent at 146A Kelvin Drive, Woodmead, Sandton

 **489 m²**

This 489m² office space at 146A Kelvin Drive in Woodmead offers an open-plan layout enhanced by standard lighting and an abundance of natural light. It's an ideal environment for businesses looking for a versatile and workspace that can be tailored to specific operational needs. Situated in the well-maintained Magnolia Close office park, this unit is available at R116/m² excluding VAT and utilities.

A standout benefit of this space is the generous tenant installation (TI) allowance offered through the Space2 spec incentive: tenants signing a 3-year lease receive the equivalent of 7 months' rental towards their fit-out costs, while a 5-year lease comes with 12 months' rental towards TI. This provides excellent value for businesses looking to customise the space without incurring significant upfront expenses.

Parking options are flexible and affordable, with basement bays available at R700 per bay per month, shaded parking at R580, and open bays at R460.

Woodmead is a sought-after commercial node that provides convenient access to major highways, including the M1, N1, and N3. This strategic location connects you quickly to...

Gross Monthly Rental R56,724 Ex Vat

Lease Period 12 months

Available From Immediately

| | | | |
|---------------------------------|------------|-------------------------|-----|
| Floor Size m² | 489 | Security | Yes |
| Parking Bays | - | Air Conditioning | Yes |
| Title | - | Generator | - |
| Zoning | Commercial | Fibre | - |

CONTACT US

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