

# 157,760 pm

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

 **1360 m<sup>2</sup>**

Located in the secure and sought-after Magnolia Close development, this, 1360m<sup>2</sup> commercial unit offers a bright, adaptable workspace perfectly suited to a wide range of business operations. The open-plan design allows for flexible layout options, enhanced by ample natural light and standard lighting throughout, creating an inviting and productive environment.

As part of the Space2 spec incentive initiative, this property presents excellent value with flexible lease options. A generous Tenant Installation (TI) allowance supports your custom office fit-out: receive a rental equivalent of 7 months on a 3-year lease or 12 months on a 5-year lease. This initiative is ideal for businesses looking to minimize upfront costs while tailoring their space to specific operational needs.

Parking is both convenient and affordable, with a choice of basement parking at R700 per bay per month, shaded parking at R580 per bay per month, and open parking at R460 per bay per month.

Strategically positioned on Kelvin Drive in the thriving business hub of Woodmead, the property offers easy access to major routes including the N1 and M1 highways,...

**Gross Monthly Rental** R157,760 Ex Vat

**Lease Period** 12 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1360	<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

**Mitch Dunn**

**Cell** No. 066 474 9056

**Email** mitch@officeplace.co.za

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** contact@officeplace.co.za

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

