

# 74,820 pm

Prime Commercial Unit to Let in Secure Magnolia Close, Woodmead, Sandton

 **645 m<sup>2</sup>**

Located within the secure and highly sought-after Magnolia Close development, this spacious 645m<sup>2</sup> commercial unit offers a bright and versatile workspace, ideal for a wide range of business operations. The open-plan layout allows for flexible office configurations and is enhanced by generous natural light and standard lighting throughout, creating a welcoming and productive environment.

As part of the Space2 spec incentive initiative, this property offers excellent value with flexible lease terms. Tenants benefit from a generous Tenant Installation (TI) allowance to support custom office fit-outs: 7 months' rental equivalent on a 3-year lease and 12 months' rental equivalent on a 5-year lease. This initiative is ideal for businesses looking to reduce upfront costs while tailoring their workspace to meet operational requirements.

Parking is convenient and competitively priced, with several options available:  
Basement parking at R700 per bay per month.  
Shaded parking at R580 per bay per month.  
Open parking at R460 per bay per month.

**Gross Monthly Rental** R74,820 Excl. Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	645	<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

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