


163,560 pm

Prime Commercial Unit for Lease - Magnolia Close, Woodmead, Sandton

 **1410 m²**

Located within the highly sought-after Magnolia Close development, this spacious 1410m² 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 R163,560 Excl Vat
Lease Period 12 months
Available From Immediately

Floor Size m²	1410	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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