

# R12,800,000

Prime Office Space for Sale at 146 Western Service Road, Woodmead, Sandton

**950 m<sup>2</sup>**

Located at 146 Western Service Road in the sought-after business hub of Woodmead, this well-appointed commercial property offers a generous 950m<sup>2</sup> of office space for sale at R12.8 million (excluding VAT). Designed to meet the needs of a modern business, the property features a professional reception area, a mix of open-plan workspaces and private offices, all carpeted for comfort and equipped with standard lighting and ample natural light. The premises are fully air-conditioned, ensuring a comfortable working environment year-round. With ample parking available on-site, staff and client convenience is a key feature.

Woodmead is one of Johannesburg's most established commercial districts, known for its accessibility, business-friendly environment, and close proximity to major highways, including the N1 and M1. This location provides excellent connectivity to Sandton, Midrand, and Johannesburg CBD, making it an ideal base for regional operations. The area is also home to a variety of amenities, including shopping centres, restaurants, banks, and gyms, all within a short distance, supporting work-life balance for employees....

**Sale Price** R12,800,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 950        | <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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