

# 41,440 pm

STRAND ROAD | OFFICE SPACE AVAILABLE FOR RENT |  
BELLVILLE | 296m<sup>2</sup>

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This well-maintained first-floor office space offers a prime location with easy access and excellent visibility. Situated along a main road, the unit is centrally located with public transport nearby, ensuring convenience for employees and clients. The office features a mix of tiled and carpeted flooring, creating a professional and comfortable workspace. An open-plan layout provides flexibility, while large windows allow for ample natural light. The unit is also equipped with air conditioning, ensuring a pleasant working environment throughout the year.

Accessibility is a key advantage, with wheelchair-friendly access via a lift in the ground-floor foyer. The unit includes a private bathroom for added convenience, as well as secure entry for peace of mind. With prominent signage opportunities and immediate occupation available, this office space is ideal for businesses looking to establish themselves in a well-connected and high-exposure location.

**Gross Monthly Rental** R41,440 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	296	<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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