

19,352 pm

Prime Office Space to Let in High Street, Founders Hill - Heritage Site Location

 **236 m²**

Welcome to 8 High Street, Founders Hill, Modderfontein, where history meets modern functionality. This 236 sqm office space is now available for immediate occupation, offering a professional environment with the charm of a tranquil heritage site.

Priced competitively at R82/sqm, the total monthly rental is R19,352 excluding VAT and parking. The property includes four dedicated parking bays at R1,200 per month and optional access cards at R80 each (excluding VAT). Operating costs, including security, landscaping, and common area maintenance, are included in the lease, providing tenants with a hassle-free experience. Electricity and water consumption are billed separately. The office ceiling requires replacement due to a past burst geyser, and this can be addressed prior to occupancy.

The space is offered on a 3-year lease with an 8% annual escalation, making it ideal for businesses looking for stability and a long-term base.

Located in the serene Founders Hill heritage site, this office space offers tenants the benefit of a peaceful and unique setting, perfect for fostering productivity and creativity. Modderfontein is a...

Gross Monthly Rental R19,352 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	236	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

Call the Officeplace Broker

Adele Ferguson

Cell No. 0769429239

Email adele@officeplace.co.za

Call the Officeplace Branch

Johannesburg

Office No. (011) 2341144

Email contact@officeplace.co.za

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

