

10,030 pm

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

 **118 m²**

Located in the heart of the tranquil and historic Founders Hill in Modderfontein, this premium office space at 20 High Street is the ideal choice for businesses seeking a professional yet serene environment. Spanning 118sqm, this space is available immediately and offers a highly competitive rate of R85/sqm, equating to a total of R10,030 per month (excluding VAT and parking).

Key features include:

3-year lease with an 8% annual escalation.
 Operating costs covered, including security, landscaping, and common area maintenance.
 Access cards available at R80 per card (excluding VAT).
 Utilities (electricity and water consumption) charged separately to tenants.

Situated within a serene and tranquil heritage site, Founders Hill is an inspiring location, blending modern functionality with timeless charm. The area boasts excellent connectivity to major transport routes and is conveniently close to key business hubs like Greenstone and Kempton Park. Modderfontein offers a balance of urban convenience and natural beauty, with its well-maintained surroundings, nearby amenities, and safe environment, making it

Gross Monthly Rental R10,030 Ex Vat

Lease Period 36 months
Available From Immediately

Floor Size m²	118	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/>

