

18,750 pm

Prime Office Space Available for Lease in Founders Hill, Modderfontein

 **250 m²**

Situated in the tranquil and serene heritage site of Founders Hill, Modderfontein, this versatile 250 sqm space is available immediately. Priced at an affordable rate of R75/sqm, the total monthly rental amounts to R18,750 (excluding VAT and parking). Additional costs include municipal rates of R10.02 per sqm and rates and taxes of R2,505. The premises come with 8 open parking bays at R1,200 and 2 covered bays at R600 per month, providing ample parking options. A 3-year lease with an 8% annual escalation is offered, with operating costs such as security, landscaping, and common area maintenance included. Access cards are available at R80 per card (excluding VAT), while electricity and water consumption are excluded and billed separately.

Located within a peaceful environment rich in history, this property is ideal for businesses seeking a productive yet serene setting. Its proximity to Modderfontein's key amenities and convenient access to major roads ensure ease of connectivity while maintaining the charm and ambiance of its heritage location.

Gross Monthly Rental R18,750 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	250	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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