

# 3,220 pm

Prime Office Space to Let at 38 Melle Street, Braamfontein

 **46 m<sup>2</sup>**

Located in the bustling business hub of Braamfontein, this 46sqm office space at 38 Melle Street offers an ideal work environment for businesses seeking convenience and modern amenities. The office, situated within the reputable Management House building, features an open layout that allows for flexible workspace customization, natural lighting, standard lighting and carpeted flooring. With a rental price of R70 per square meter excluding VAT, this space presents excellent value for businesses looking to establish a presence in one of Johannesburg's most vibrant commercial districts.

The building also offers easy access to essential services, transportation links, and nearby dining and retail options. Braamfontein is a dynamic and rapidly evolving neighbourhood, home to a blend of corporate offices, creative industries, and educational institutions. Its close proximity to major transport routes like the M1 Highway and multiple Gautrain bus stops makes commuting convenient for employees and clients alike. Tenants will also benefit from the area's thriving cultural scene, diverse eateries, and the nearby University of the...

**Gross Monthly Rental** R3,220 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	46	<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

Call the Officeplace Broker  
**Velile Moroe**  
**Cell** No. 066 477 9947  
**Email** [velile@officeplace.co.za](mailto:velile@officeplace.co.za)

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** [contact@officeplace.co.za](mailto:contact@officeplace.co.za)

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

