

# 36,330 pm

Premium Office Space for Rent in Albury Office Park, Dunkeld West

 **346 m<sup>2</sup>**

Located in the prestigious Albury Office Park at 4 Magalieszicht Crescent, Dunkeld West, this modern first-floor office space offers a professional and tranquil working environment. Spanning 346 sqm, the space is well-designed with ample natural light, air conditioning, standard lighting, and a kitchenette, ideal for businesses seeking a comfortable and efficient workspace.

Albury Office Park is set in a beautifully maintained, park-like environment, ensuring a serene yet professional atmosphere. The building is modern and secure, featuring 24-hour security and full backup water, providing peace of mind and uninterrupted operations. The reduced rental price of R105 per sqm excludes VAT and utilities.

The office park offers convenient parking options to suit different needs:

Open parking: R550 per bay per month.  
Shade cloth parking: R620 per bay per month.  
Covered parking: R750 per bay per month.

Situated in the sought-after Dunkeld West area, this office space is perfectly positioned between Rosebank and Sandton, two of Johannesburg's most vibrant business hubs. The location offers **Gross Monthly Rental...R36,330 Ex Vat**

**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	346	<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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