


# 931,260 pm

A grade commercial building to let in Marshalltown - JHB CBD

 **10956 m<sup>2</sup>**

Pristine commercial space located in the heart of Johannesburg CBD. The entire building is available immediately occupation with vacant office space available on the Ground - 11th floor. The vacant offices can be either let out to a single tenant, or various tenants per floor. Each floor size is 1,111sqm and each floor has its own kitchenette and ablutions. Each floor has a reception area, meeting / boardroom(s), about 20 separate offices and approximately 2 spacious filing rooms. The offices are carpeted throughout. There is a canteen on the second floor with a kitchen.

Public transport facilities easily accessible. The property is a block away from the Standard Bank head office. There are also government departments in the vicinity. Connect easily to the M1/ M2 highway network system.

Parking available as follows:

1. Basement parking available at R735 per bay per month excluding VAT.
2. Shaded parking available at R500 per bay per month excluding VAT.

**Gross Monthly Rental** R442,931,260 Excl. VAT

**Lease Period** Negotiable

**Available From** Negotiable  
 A major advantage is that each parking level has direct access to the corresponding floor.

<b>Floor Size m<sup>2</sup></b>	10956	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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