

# 21,736 pm

138 Jan Smuts Avenue | Prime Office Space to Let in Rosebank

 **104 m<sup>2</sup>**

This prime first floor office space measuring 104sqm is available to Let immediately. The unit is spacious with well-maintained flooring and great natural light flowing throughout. It consists of an open plan area, boardroom, a kitchenette and ablutions. Rental is R21 736 per month excluding VAT and utilities. Ops costs are R6184.44 per month and parking is R1500 per bay per month.

The building is situated in the heart of Rosebank in a prime location, close to all main arterial routes, shops and other amenities in the area.

**Gross Monthly Rental** R21,736 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	104	<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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