

# 14,012 pm

3 Sturdee Avenue | Prime Office Space to Let in Rosebank

 **75 m<sup>2</sup>**

A prime 75sqm office space on the first floor is available to let immediately. This unit features well-maintained tiled flooring, standard office lighting, natural light and air-conditioning. Security is a top priority at this location, offering peace of mind for you and your team. Basement parking is R850 per bay per month and open parking is R450 per bay per month. (3 bays per 100sqm). Rental is R186.83 per sqm per month excluding VAT and utilities. Rates and taxes are based on actuals. 8% annual escalation.

Located in the vibrant and sought-after area of Rosebank, this office space benefits from proximity to major arterial routes, ensuring convenient access for both local and out-of-town clients. The neighbourhood is rich with amenities, including an array of shops, restaurants, and services, all within walking distance. This dynamic area is known for its bustling business environment and cosmopolitan feel, providing an excellent backdrop for networking and professional growth.

**Gross Monthly Rental** R14,012 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	75	<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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