

# 13,365 pm

8 Sturdee Avenue | Prime Office Space to Let in Rosebank

 **99 m<sup>2</sup>**

A prime 99sqm office space on the second floor is available to let immediately. This unit features well-maintained flooring, standard office lighting, natural light and air-conditioning. The property has generator back-up. Basement parking is R650 per bay per month, open parking is R450 per bay per month and shaded parking R550 per bay per month. (3 bays per 100sqm). Rental excludes VAT and utilities.

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** R13,365 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	99	<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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