

# 135,935 pm

1 Sturdee | Prime Office Space to Let in Rosebank

 **877 m<sup>2</sup>**

Welcome to 1 Sturdee, an exceptional office space located in the heart of Rosebank. This prime first-floor unit in Building B offers a generous 877sqm of modern, flexible workspace. At an attractive rate of R155 per sqm (excluding VAT and utilities). Basement parking bays available at, R850 per bay per month.

The office features a stylish reception area with sleek tiled flooring. The workspace is well-appointed with comfortable carpeted flooring, ensuring a pleasant working environment. Modern finishes and ample natural light create an inspiring atmosphere, while air conditioning provides year-round comfort. The unit also includes its own kitchenette and bathrooms for added convenience.

Rosebank is a vibrant and highly sought-after business district, known for its excellent connectivity and dynamic environment. Located centrally, 1 Sturdee offers easy access to major transport routes, including the Gautrain. The area is rich in amenities, with a variety of cafés, restaurants, and retail outlets just a short walk away.

**Gross Monthly Rental** R135,935 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	877	<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

Call the Officeplace Broker

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