

33,201 pm

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

 **176 m²**

Available from January 1st, 2025, this modern and spacious loft office space offers an ideal workspace for a growing business. Located in a prime position on Jan Smuts Avenue, this office presents a unique opportunity to establish your business in one of Rosebank's most sought-after commercial hubs. The office features a prepaid electricity meter, with current consumption costs of around R1,200 per month, and a generator available for uninterrupted power, with diesel costs invoiced on a pro-rata basis.

At a total rental of R33,201.00 per month (excluding VAT), this property includes operational costs of R11,413.50 and a base rental of R21,787.50. A dedicated parking bay on-site is included, along with communal access to five visitor parking bays. Should you need additional parking, undercover bays are available next door at R900 per bay (annual lease), managed by Proficient Parking.

Rosebank is a bustling, vibrant area, known for its blend of commercial, retail, and residential spaces. It's a highly connected district, with easy access to major roads and public transport options, including the Gautrain station just minutes away....

Gross Monthly Rental R33,201 Ex Vat
Lease Period 12 months
Available From Specific Date

Floor Size m²	176	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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