

# 43,470 pm

ARDEN GROVE | OFFICE SPACE TO RENT | MILNERTON | 414m<sup>2</sup>

 **414 m<sup>2</sup>**

This office space offers a well-designed layout across both ground and upper floors, making it ideal for businesses seeking a functional and professional environment. The ground floor features a welcoming reception area, perfect for greeting clients and visitors, along with a spacious kitchen for staff convenience. The space includes four closed offices, providing privacy for meetings and focused work. Additionally, there are four ablutions, ensuring ample restroom facilities for staff and guests.

Upstairs, the office continues with additional workspaces and a layout that maximizes efficiency. The combination of both levels allows for a seamless workflow, with dedicated areas for administration, meetings, and break times. Whether for a growing business or an established company, this office space provides a comfortable and practical setting to enhance productivity.

**Gross Monthly Rental** R43,470 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	414	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Portia Mhleka**  
**Cell** No. 084 703 8053  
**Email** portia@officeplace.co.za

Call the Officeplace Branch  
**Cape Town**  
**Office** No. (021) 9112906  
**Email** infoct@apiproperty.co.za

 <https://www.facebook.com/officeplace/>

