

# 13,900 pm

Professional Office Space for Lease in Ferndale

 **139 m<sup>2</sup>**

Situated in the heart of Ferndale, this 139m<sup>2</sup> first-floor office space offers a well-designed and functional work environment with excellent accessibility to major transport routes, including Republic Road and Bram Fischer Drive. The layout includes a private waiting area, four partitioned offices, an open-plan workspace, and a dedicated server room, providing a versatile setup for a variety of business operations.

Tenants will benefit from access to a communal kitchen and boardroom, enhancing the convenience and efficiency of daily operations. The property also features a backup diesel generator, ensuring uninterrupted power supply and seamless business continuity. Secure parking options are available, with basement bays offered at R500 per month and open bays at R350 per month, excluding VAT.

With a rental rate of R100 per square meter and a deposit requirement of two months' rent, this office space presents an excellent opportunity for businesses looking for an affordable yet professional setting. The unit is available for immediate occupation, making it an ideal choice for companies seeking a ready-to-move-in office in a...

**Gross Monthly Rental** R13,900 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	139	<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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