

# 19,080 pm

Prime Office Space to Let at Constantia Office Park, Roodepoort

 **231 m<sup>2</sup>**

A prime lower ground office space, located at Cascades House in Constantia Office Park, is available to let immediately, measuring 231.28sqm at a rental rate of R82.50/m2 excluding VAT and utilities.

Incentives are in place for 3 & 5 year leases, in the form of discounted gross rental and parking bay charges and 1.5 times the normal TI allowance. \*T&Cs apply. Incentives apply to asking rentals only.

This green and vibrant retail centre is set in beautifully landscaped gardens with flowing ponds and water elements. It is home to an abundance of birds. Established amenities include a Virgin Active gym, restaurants and Shell garage. This office offers excellent exposure, access onto the N1 (North and South) and is close to public transport.

The office unit has water and generator back-up. There is fibre internet connection in the building. This building offers 24 hour security.

Generator back-up: Yes, R5.50/m2 fee.

Water back-up: Yes, R0.41/m2 fee.

**Gross Monthly Rental** R19,080 Excl. Vat

Balcony/m<sup>2</sup>: R50.00/m<sup>2</sup>.

12 months

**Available From** Immediately

Parking at R102- 3 bays.

Open parking at R450 per bay per month.

Covered parking at R550 per...

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 231        | <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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