

# 24,360 pm

Premium Office Space to Let at Quadrum Office Park,  
Constantia Kloof, Roodepoort

 **232 m<sup>2</sup>**

Discover a sophisticated office space in the prestigious Quadrum Office Park, ideally located at 50 Constantia Boulevard, Constantia Kloof, Roodepoort. This 232m<sup>2</sup> A-Grade office, situated on the ground floor of Quadrum 3, offers a professional and secure working environment designed to meet the needs of modern businesses.

The building features full air-conditioning, a concierge in the foyer, and reception services, ensuring a polished first impression for clients and visitors. Additional conveniences include disabled access, an elevator, and 24-hour on-site security with access control. For uninterrupted workflow, a generator backup is available, with diesel costs charged separately. Parking options are flexible, with open, covered, and basement bays available at competitive rates.

#### Rental Details:

Gross Lettable Area: 232m<sup>2</sup>

Gross Rental Rate: R105/m<sup>2</sup> excluding VAT.

#### Parking:

Parking Ratio/100m<sup>2</sup> - 4 bays.

Open bays at R350 per bay per month excluding VAT.

**Gross Monthly Rental R24,360 Excl. Vat.**

Basement bays at R650 per bay per month excluding VAT.

**Lease Period 12 months**

**Available From Immediately**

Situated in Constantia...

<b>Floor Size m<sup>2</sup></b>	232	<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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