

# 64,595 pm

Constantia Office Park | Island House | Prime Office Space to Let in Roodepoort

 **561 m<sup>2</sup>**

Prime ground floor office space measuring 561.70sqm is available to let in Island House, Constantia Office Park. The unit is spacious and fully carpeted with excellent natural light flowing throughout. The office park has water and generator back-up. There is fibre internet connection in the building. This building offers 24-hour security.

Generator backup: Yes, R5.50/m2 fee  
 Water backup: Yes, R0.41/m2 fee  
 Air conditioning maintenance recovery fee: R64.49 per unit.  
 Balcony/m2: R50.00/m2

Gross rental Rate: R115.00/m2 excluding VAT. Parking Ratio/100m2 - 3 bays.

- Open parking = R450 per bay per month.
- Covered parking = R550 per bay per month.
- Shaded Net parking= R550 per bay per month.
- Basement parking = R650 per bay per month.

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

**Gross Monthly Rental R64,595 Ex Vat**

**Lease Period 12 months**

This green and vibrant office park is set in beautifully landscaped gardens with flowing ponds and water features. It is home to an abundance of birds. Established amenities include a Virgin Active...

<b>Floor Size m<sup>2</sup></b>	561	<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

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