

# 59,614 pm

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

**722 m<sup>2</sup>**

Prime ground floor office space measuring 722.60sqm is available to let in Cascade House, Constantia Office Park. The unit is spacious 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 back-up: Yes, R5.50/m2 fee  
 Water back-up: Yes, R0.41/m2 fee  
 Air conditioning maintenance recovery fee: R64.49 per unit.  
 Balcony/m2: R50.00/m2

Gross rental Rate: R82.50/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 rentals only.

**Gross Monthly Rental R59,614 Ex Vat**

This green and vibrant office park 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....

<b>Floor Size m<sup>2</sup></b>	722	<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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