


100,509 pm

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

 **1218 m²**

Cycade House office, located on the first floor, measuring 1,218.30sqm, is available to let immediately. 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: 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 - R100,509 Excl. Vat
Lease Period - 12 months
Available From - Immediately

Floor Size m²	1218	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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