

# 10,791 pm

Prime Office Space Available at Gateview House – Constantia Office Park

**98 m<sup>2</sup>**

Gateview House office, located on the lower ground floor of the Constantia Office Park.

Incentives are in place for 3 & 5 year leases. \*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 backup: Yes, R6.00/m2 fee  
 Water backup: Yes, R0.47/m2 fee  
 Air conditioning maintenance recovery fee: R64,49 per unit.  
 Balcony/m2: R50.00/m2

Gross rental Rate: R110/m2 ex VAT  
**Gross Monthly Rental** R10,791 Ex Vat

Gross Lettable Area: 98.10m2  
**Lease Period** 12 months

**Available From** Immediately

Parking Ratio/100m2- 3 bays  
 - Open parking = R450 per bay pm

<b>Floor Size m<sup>2</sup></b>	98	<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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