

# 46,149 pm

Premium Office Space at Island House – Constantia Office Park

 **401 m<sup>2</sup>**

Island House office, located on the 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 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, 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: R115/m2 ex VAT  
**Gross Monthly Rental R46,149 Ex Vat**

Gross Lettable Area: 401.30m2  
**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>	401	<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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