

# 56,883 pm

Prime Office Space to Let in Constantia Office Park, Roodepoort

 **517 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 back-up: Yes, R6.00/m2 fee.  
 Water back-up: Yes, R0.47/m2 fee.  
 Air conditioning maintenance recovery fee: R64,49 per unit.  
 Balcony/m2: R50.00/m2.

Gross rental Rate: R110/m2 excluding VAT.

Gross Lettable Area: 517.12m2

**Gross Monthly Rental R56,883 Ex Vat**

Parking: Parking Ratio/100m2- 3 bays  
 Open parking at R450 per bay per month.  
 Available from 12 months immediately  
 Shaded Net parking at R550 per bay per month.  
 Basement parking at R650 per bay per month.

<b>Floor Size m<sup>2</sup></b>	517	<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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