

# 15,400 pm

33 Wessel Road | Premium Medical Suite to Let in Edenburg, Sandton

 77 m<sup>2</sup>

Situated in the heart of Edenburg, this 77sqm open-plan medical suite at 33 Wessel Road offers a perfect space for healthcare professionals seeking a modern and efficient workspace. The suite features carpeted flooring, ample natural light, and standard office lighting, creating a welcoming atmosphere for both practitioners and patients. Air-conditioning is included to ensure comfort year-round, and numerous plug points are available to accommodate all your equipment needs. Ample parking facilities provide convenience for both staff and visitors.

With a competitive rental rate of R200/m<sup>2</sup> (all-inclusive, excluding VAT), this space is available for immediate occupancy, making it an ideal choice for those looking to set up or expand their medical practice without delay.

Edenburg is a bustling business district known for its convenient access to major highways and proximity to Sandton, one of Johannesburg's prime commercial hubs. The area boasts a range of amenities, including retail centres, restaurants, and banking facilities, making it highly convenient for both professionals and clients. With excellent public transport links and...

**Gross Monthly Rental** R15,400 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 77         | <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

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