

# 7,800 pm

First-Floor Office Space Available for Rent at Lovat House, Edenburg, Sandton

 **100 m<sup>2</sup>**

Discover a well-located and cost-effective office space on the first floor of Lovat House, situated at 31 Wessel Road in Edenburg. Spanning 100m<sup>2</sup>, this office offers a functional layout suitable for a variety of professional uses.

The rental rate is competitively set at R78/m<sup>2</sup> excluding VAT, with additional operational costs of R66/m<sup>2</sup> covering water, electricity, refuse, sewerage, and solar backup, ensuring uninterrupted operations and added convenience. Rental excludes Vat & Utilities. Parking is available at an affordable rate of R450 per bay, making this a practical choice for businesses seeking value and accessibility.

Located in the heart of Edenburg, this office provides easy access to main arterial routes, ensuring convenience for staff and clients alike. Whether you're establishing a new office or relocating, this space offers an excellent opportunity to position your business in a vibrant and connected area.

**Gross Monthly Rental** R7,800 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 100        | <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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