


# 74,880 pm

Prime Freestanding Office Space to Let at 45 Wessel Road, Edenburg, Sandton

 **832 m<sup>2</sup>**

Situated at 45 Wessel Road, Edenburg, Sandton, this exceptional two-storey freestanding office property offers a perfect blend of functionality and modern design. Spanning 832sqm, the space is available to let at R90 per sqm, excluding VAT and utilities.

The ground floor welcomes you with a professional reception area, setting the tone for a productive workspace. The office layout includes a mix of open-plan spaces and private offices, catering to various business needs. A fully equipped boardroom ensures seamless meetings, while kitchen and bathroom facilities add to the convenience. The property also boasts ample on-site parking, accommodating both tenants and visitors comfortably.

Located in Edenburg, Sandton, this office enjoys proximity to key business hubs, major transport routes, and essential amenities. With easy access to Rivonia Road and the N1 highway, commuting is effortless for employees and clients alike. The area is home to numerous corporate headquarters, retail centres, and dining options, providing an excellent environment for businesses to thrive.

For more information or to arrange a viewing, contact us...

**Gross Monthly Rental** R74,880 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	832	<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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