

# 77,000 pm

Cedar Square | Prime Office Space to Let in Fourways

 **200 m<sup>2</sup>**

This serviced office facility is situated on the second floor of the building, providing immediate access to all the amenities located within Cedar Square. This is a semi-serviced office.

**Monthly rental includes:**

- 24/7 Controlled Access with security personnel onsite.
- Reception area with a professional receptionist for meet and greet during office hours.
- Uncontended shared fibre connectivity (uncapped).
- Immediate Internet and phone connectivity.
- Equipped communal kitchen with tea & coffee included.
- Inverter / Generator in place during load shedding for WI-FI, emergency plug points and lighting.
- Access to printer and scanner.

**No Hidden Costs:**

- Monthly fees include maintenance, utilities, day to day support, cleaning and operational up-keep.
- Use of 20 desks furnished.
- 10 Hours of boardroom time.

Generator backup: Yes

Water backup: Yes

**Gross Monthly Rental R77,000 Ex Vat**

Gross rental is R77 000.00 p/m2, excluding VAT and Parking. 12-month lease agreement. Deposit R154 000.00. Basement parking approximately R650 per bay per month. To be arranged directly with the landlord.

<b>Floor Size m<sup>2</sup></b>	200	<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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