

# 68,692 pm

Monte Circle Office Park | Prime Office Space to Let in Fourways

 **330 m<sup>2</sup>**

Located in central Fourways this P-Grade office park is conveniently located in close proximity to all amenities, main roads and highway, and is opposite Monte Casino.

This is a fully fitted unit located on the first-floor combined with a white box adjacent to the unit. The unit consists of a reception area, offices, boardrooms, kitchen and large open plan area. There are shared bathrooms on the floor. There is 24/7 security on the property and biometric access into the building. The office park is 4-star green star rated. The office park has fibre connection in the building as well as generator and water backup. Gross rental rate is R208.16 p/m2 excluding VAT and utilities. Open parking is R550 per bay per month and covered parking is R950 per bay per month. Tenant allowance to be negotiated.

**Gross Monthly Rental** R68,692 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	330	<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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