

# 34,650 pm

1 Sunset Lane | Prime Office Space to Let in Fourways

 **198 m<sup>2</sup>**

A portion of this ground floor unit is available to lease immediately. The unit is currently laid out with an open-plan area, 2 private offices and a private kitchenette. Prospective tenants can design the unit to meet their specific office layout. The building has a large common reception entrance, canteens and also comes with full use of the 5 fully furnished and equipped boardrooms. The bathrooms are located per floor.

There is fibre internet connection in the building as well as, generator back-up (pro rata diesel) and water back-up. Gross rental rate: R175 p/m<sup>2</sup> excluding VAT, utilities, generator levy and parking. A-3 months deposit is required. Open parking is, R600 per bay per month, shade net parking is, R700 per bay per month and basement parking is, R800 per bay per month.

**Gross Monthly Rental** R34,650 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	198	<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  
**Marques Rutter**  
**Cell** No. 060 672 6942  
**Email** marques@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

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