

# 24,931 pm

Prime Office Space to Let at Fourways Golf Park in Fourways, Sandton

 **190 m<sup>2</sup>**

Located at 32 Roos Street, this 190m<sup>2</sup> ground-floor unit in Fourways Golf Park offers a practical and functional space, ideal for businesses looking for a well-appointed office. The unit features a large open-plan area, a private office and a boardroom. There are no carpets in the unit. Shared kitchen and bathroom facilities on the same floor ensure convenience, and the building is equipped with fibre internet connectivity. While the property does not have generator backup, it offers water backup.

The gross rental rate is R131.22 per square meter, excluding VAT, utilities, and parking. Open parking is available at R235 per bay per month, with basement parking offered at R470 per bay per month. The unit is available for immediate occupancy.

Fourways is a thriving commercial hub known for its excellent infrastructure and vibrant business environment. Fourways Golf Park provides a peaceful, green setting that promotes productivity while offering easy access to essential amenities, including Fourways Mall, restaurants, and fitness facilities. With seamless connectivity to major routes such as Winnie Mandela Drive and the N1 highway,...

**Gross Monthly Rental** R24,931 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	190	<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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