

31,360 pm

Prime Office Space to Let at Waterford Office Park, Fourways

 **224 m²**

Situated at the bustling corner of Waterford Drive and Witkoppen Road, this ground-floor office unit offers a premium business address in the heart of Fourways. Spanning 224m² of fitted space, the unit features carpeted flooring, a reception area, partitioned offices, an open-plan work area, and a private patio. Shared kitchenettes and bathrooms are available on the floor, ensuring convenience for staff and visitors alike.

The office park provides 24/7 security for peace of mind, fibre connectivity for seamless operations, and generator backup to ensure continuity during power outages. Parking options include open, covered, and basement bays, accommodating all your business needs.

Rental Details:
 Gross Rental Rate: R140/m² excluding VAT, utilities and parking.
 Balcony Rental: 35m² @ R58/m².
 Deposit: Three months' exit rental.
 Escalation: 7% annually.

Parking Rates:
 Open: R510 per bay per month.
 Covered: R590 per bay per month.

Gross Monthly Rental R61,360 Ex Vat

Lease Period 36 months
Available From Immediately

Fourways is one of Johannesburg's most sought-after business hubs, offering exceptional convenience and connectivity....

Floor Size m²	224	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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