


228,071 pm

Prime Office Space to Let at Monte Circle, Montecasino Boulevard, Fourways

 **1255 m²**

Situated in the heart of Fourways, Monte Circle Office Park offers a prime business location directly opposite the renowned Montecasino entertainment hub. This P-Grade office park provides excellent connectivity to key amenities, major roads, and highways, making it a convenient and sought-after workspace for businesses.

This 1255m² white-box office unit, located on the second floor, is partially fitted with a reception area, private offices, boardrooms, a kitchen, and a spacious open-plan workspace, allowing for a flexible layout tailored to your business needs. Shared bathrooms are available on the floor, and the building features 24/7 security with biometric access control, ensuring a secure work environment.

Designed for sustainability, Monte Circle Office Park boasts a 4-Star Green Star rating, with fibre connectivity, generator backup, and water backup for uninterrupted operations. A tenant allowance can be negotiated to accommodate specific fit-out requirements.

Rental Details:
Gross Rental Rate: R181.73/m² excluding VAT and parking.

Parking:
Gross Monthly Rental R228,071 Ex Vat
Covered bays: R950 per bay/month

Lease Period 36 months
Available From Immediately

Floor Size m²	1255	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

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

 <https://www.facebook.com/officeplace/>

