

# 50,337 pm

Premium Office Space for Lease at Hyde Park Lane, Marlborough Gate, Sandton

 **423 m<sup>2</sup>**

Exceptional office space for lease in the prestigious Hyde Park Lane, ideally positioned at the corner of Jan Smuts Avenue and William Nicol Drive. This newly refurbished, first-floor office spans 423sqm and is available at a competitive rental rate of R119 per sqm, excluding VAT and utilities. The space features an open-plan layout, standard and natural lighting, and air conditioning for a comfortable working environment. This premium office is supported by full backup water and power, ensuring uninterrupted operations.

The sophisticated architectural design enhances the professional appeal, making it an excellent choice for companies seeking a central and well-connected location. Parking Options: Open parking at R550 per bay per month. Shade cloth parking at R620 per bay per month. Basement parking at R750 per bay per month.

Situated in the heart of Hyde Park, this office space benefits from its strategic location in one of Johannesburg's most sought-after business districts. The area offers easy access to major roads, making commuting effortless for employees and clients alike. Hyde Park Corner, one of the city's most...

**Gross Monthly Rental** R50,337 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	423	<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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