

# 83,125 pm

Prime Office Space for Lease at 204 Oxford Road, Illovo, Sandton

 **475 m<sup>2</sup>**

Situated on the second floor of the South Block at 204 Oxford Road, Illovo, this 475sqm office space offers a bright and contemporary open-plan layout, perfect for businesses looking to establish themselves in a thriving commercial hub. With natural light, standard lighting, and air-conditioning, the space provides a comfortable and inviting environment for both customers and staff.

The rental rate is R175 per sqm excluding VAT and utilities, offering excellent value in a sought-after location. Ample parking ensures convenience for both tenants and visitors.

Illovo is a prime business and lifestyle destination, strategically positioned between Sandton and Rosebank. Known for its vibrant mix of offices, retail spaces, and upscale dining establishments, the area attracts a dynamic crowd of professionals, shoppers, and leisure seekers. With easy access to major transport routes and public transit, Illovo provides high visibility and foot traffic, making it an excellent choice for businesses looking to thrive in a prestigious setting.

**Gross Monthly Rental** R83,125 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	475	<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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