

# 11,962 pm

Commercial property to rent | 138 Kelvin Drive | Morningside Manor | Sandton

 60 m<sup>2</sup>

138 Kelvin Drive is a brilliant stand-alone building with good security that includes access control, situated in the prime Gallo Manor suburb. The building is on the busy Kelvin Drive that has plenty of passing traffic, which allows for great exposure and possible signage opportunity. The building is low maintenance with a recently re-vamped classic design and modern interior.

This is a 103sqm fully fitted all inclusive unit that has an open layout. Excellent natural light flows through. Standard lighting and air-conditioning readily installed. Rental includes furniture and utilities.

There is a designated coffee corner, as well as an outdoor seating area and ample parking available. There is back up water and a generator on site.

The location of the building allows for easy access to amenities such as Pick n Pay Gallo Manor with Morning Glen Mall, within walking distance. There are great incentives available on this building.

**Gross Monthly Rental** R11,962 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size</b> m <sup>2</sup>	60	<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  
**Mitch Dunn**  
**Cell** No. 066 474 9056  
**Email** mitch@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

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