

# 16,500 pm

Prime Office Space for Lease - 4 Hill Road, Morningside, Sandton

 **110 m<sup>2</sup>**

This well-appointed 110m<sup>2</sup> office space offers a professional and functional work environment in the heart of Morningside, Sandton. Featuring standard lighting, ample natural light, air conditioning, and fitted blinds, the space ensures a comfortable and productive setting. Ample parking provides easy access for employees and clients alike.

Situated in Morningside, one of Sandton's most sought-after business nodes, this office is perfectly positioned for convenience and accessibility. The area is known for its proximity to key business hubs, major transport routes, and premium amenities, including top-rated restaurants, shopping centres, and essential services. With easy access to the Sandton CBD and major highways, tenants will benefit from a strategic location that enhances business visibility and efficiency.

Rental: R150/m<sup>2</sup> (excluding VAT and utilities).

**Gross Monthly Rental** R16,500 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	110	<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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