

# 59,820 pm

Entire Office Building for Lease - Kildrummy Office Park, Paulshof

 **598 m<sup>2</sup>**

A rare opportunity to lease a fully fitted office building in the sought-after Kildrummy Office Park, located at the corner of Witkoppen Road & Umhlanga Avenue in Paulshof. This 598.20m<sup>2</sup> building is move-in ready, featuring:

Modern fit-out with boardrooms, open-plan workspaces, private offices, and a dedicated kitchen. Bathrooms per floor and a private basement. Fibre internet connectivity and generator & water backup.

Flexible Lease Terms & Tenant Installation Allowance. The landlord offers a tenant installation allowance on 3- and 5-year lease agreements, allowing customization to meet business needs.

Rental & Parking:  
 Gross Rental Rate: R100/m<sup>2</sup> excluding VAT and utilities.  
 Open Parking: R350 per bay/month (16 bays).  
 Basement Parking: R550 per bay/month (19 bays).

Available immediately.

Kildrummy Office Park enjoys a strategic location with easy access to Witkoppen Road, Main Road, and the N1 highway. This thriving business hub is serviced by key services such as banks, shopping centres, and restaurants, offering convenience for both employees and clients.

**Gross Monthly Rental** R59,820 excl. VAT  
**Lease period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	598	<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  
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