## OFFICEPLACE

## 59,820 pm

Enitre 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 soughtafter Kildrummy Office Park, located at the corner of Witkoppen Road & Umhlanga Avenue in Paulshof. This 598.20m² 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 GEORS Monthly Rentally key 59,620 GEA Notes, shopping rentres, and restaurants, offering convenience for both employees and clients.

Available From Immediately

| Floor Size m <sup>2</sup> | 598        | Security         | Yes |
|---------------------------|------------|------------------|-----|
| Parking Bays              | -          | Air Conditioning | Yes |
| Title                     | -          | Generator        | -   |
| Zoning                    | Commercial | Fibre            | -   |

## **CONTACT US**

Call the Officeplace Broker

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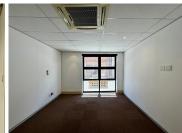












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