

# 342,760 pm

Suite 45 Katherine & West street | A grade office to let in Sandton

 **1804 m<sup>2</sup>**

Exquisite commercial space available immediately for occupation providing the most breath taking views and scenery. This immaculate office measures 1,804sqm situated on the 7th floor of this magnificent building. The space is beautifully maintained boasting elegant and modern finishes, fully air-conditioned and there's brilliant natural lighting that flows throughout the space. The unit comprises of a boardroom, balcony, kitchen, a canteen and ample ablution facilities with showers. The facility has a backup generator and backup water supply, completed with 24 hour security. There are 47 basement parking bays at R1200 per bay per month and there's 8 tandem parking bays at R950 per bay per month available.

This unique and iconic office building enjoys an unbeatable location in the Sandton Central Business District. Positioned on the doorstep of the Sandton Gautrain station and a short walk to Nelson Mandela Square, Sandton City and a host of internationally branded hotels. There is excellent public transport close by and easy access to the M1 highway. The building has its own internal coffee shop for added convenience. 8 floors...

**Gross Monthly Rental** R342,760 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1804	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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