

# 93,100 pm

KATHERINE & WEST | PREMIUM OFFICE FOR RENT IN SANDTON

 **490 m<sup>2</sup>**

The best of the best. One of the most stunning internal office fit outs (A David Krynauw design) on the market situated within the P grade building known as Katherine and West, located opposite the Gautrain at 114 West St. Katherine and West is a unique and iconic 10 storey commercial building situated within Africa's Richest Square Mile. The building is located on the doorstep of the Gautrain terminal.

This 490sqm modern fully fitted and I.T equipped unit is located at the end of the building allowing for 270 degree views and natural light with a 4.6sqm balcony and there's a storage section measuring 24sqm at R85/sqm if required as well as there's a total of 16 basement parking bays allocated to this unit at R1000 per bay.

The interior common areas of the building have exquisite high end finishes and incorporate a high level of energy efficiency through a variety of green design features such as a high-tech 'thermal envelope' to minimise heat loss through the walls, energy efficient lighting and HVAC (heating, ventilating, and air conditioning) systems and recycled water systems as well as backup generator, backup water...

**Gross Monthly Rental** R93,100 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	490	<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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