

# 35,000 pm

Modern Office Space to Let at 3 Gwen Lane in Sandton

 **175 m<sup>2</sup>**

Position your business at the heart of Sandton's business district in this prestigious building located directly opposite the Johannesburg Stock Exchange (JSE) and the Law Chambers. This office space offers unmatched convenience with easy access to top-tier amenities, including popular retail outlets, restaurants, and coffee shops just steps away. It's the ideal setting for businesses seeking to impress clients and foster productivity in a vibrant, professional environment.

Spanning 175sqm, this magnificent office on the 5th floor, boasts a blend of open-plan and partitioned workspaces, perfect for a variety of business needs. The interior features carpeted flooring, air conditioning, and standard lighting, enhanced by abundant natural light throughout. From your office, enjoy panoramic views of the iconic Sandton skyline, setting the tone for a prestigious workplace. Rental excludes VAT and utilities.

Tenants will benefit from 24-hour access-controlled security, ensuring a safe and secure environment. The property offers ample parking facilities and is easily accessible via the M1 highway through Grayston Drive or Katherine...

**Gross Monthly Rental** R35,000 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	175	<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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