

# 35,000 pm

Premium Office Space to Let at 14 Eglin Road, Sunninghill

 **190 m<sup>2</sup>**

Step into a designer office space at Unit 203, Eglin Office Park. This 190sqm, fully furnished unit features ultra-modern interiors perfect for a professional workspace or showroom. The open-plan layout includes three private offices, a boardroom for ten, three meeting areas, a reception, and a mobile bar work station. A small kitchen, storage room, and a balcony with tree views enhance the light and spacious environment. The 5KVA Gro Watt Inverter Battery Back Up system ensures uninterrupted power.

**Key Features:**  
**Rates & Taxes:** R3700 (COJ)  
**Levies:** R7800.  
**Parking:** 6 bays (3 basement, 3 open), plus visitor parking.  
**Lift access.**

Rental, R35000 excluding VAT.

Located in the bustling hub of Sunninghill, this office provides excellent connectivity via the N1 and M1 highways. Enjoy nearby amenities such as restaurants, cafés, and retail outlets, all set in a tranquil, green environment. Top educational institutions and healthcare facilities are also in close proximity.

**Gross Monthly Rental:** R35,000 Excl. VAT  
**Lease Period:** Negotiable  
**Available From:** Immediately

<b>Floor Size m<sup>2</sup></b>	190	<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  
**Mitch Dunn**  
**Cell** No. 066 474 9056  
**Email** mitch@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

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