

# 52,545 pm

Freestanding A-Grade Office Building To Let in Cedar Office Estate

 **339 m<sup>2</sup>**

Nestled in the prestigious Cedar Office Estate, this free-standing A-grade office building offers an ideal setting for businesses seeking professional, functional, and stylish office space. Positioned with high visibility along Cedar Road, the property features signage rights, allowing your business to stand out. The building is thoughtfully designed with two floors, fully fitted to accommodate various needs, including a welcoming reception area, multiple boardrooms, a training room, a canteen, and a private kitchen and restroom facilities.

A stand-out feature is the private outdoor deck/patio at the back, providing a perfect space for team gatherings or informal networking. Please note, the maintenance of the deck area is the tenant's responsibility, and it is not included in the rental. The property is fully equipped with both generator and water backup systems, ensuring uninterrupted operations.

#### Rental Details:

Gross Rental Rate: R155/m<sup>2</sup> (excluding VAT, parking & utilities).

Balcony Rate: R0.

Parking: 13 open bays @ R350 per bay, 7 covered bays @ R550 per bay.

**Gross Monthly Rental** R52,545 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	339	<b>Security</b>	Yes
<b>Parking Bays</b>	13.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Marques Rutter**

**Cell** No. 060 672 6942

**Email** marques@officeplace.co.za

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

