

# 363,660 pm

Prime Commercial Building for Lease in Woodmead, Sandton

 **2204 m<sup>2</sup>**

54 Maxwell Drive, Woodmead, Sandton, offers an exceptional opportunity for businesses seeking a spacious, professional environment. This entire standalone building spans an impressive 2,204m<sup>2</sup>, providing a versatile open-plan layout that can be tailored to your operational needs. The interior boasts abundant natural light, complemented by standard lighting and air conditioning for a comfortable and productive workspace. Convenient kitchen and bathroom facilities are included, alongside ample parking to accommodate staff and visitors.

Situated in the vibrant Woodmead area, this property benefits from its strategic location within Sandton, one of Johannesburg's most sought-after business hubs. Woodmead is known for its accessibility, offering easy connections to major highways such as the N1 and M1, ensuring smooth commutes for employees and clients. The area also features a variety of nearby amenities, including shopping centres, restaurants, and recreational facilities, enhancing the appeal for staff convenience and work-life balance.

Available at a competitive rate of R165/m<sup>2</sup> excluding VAT and utilities, this property...

**Gross Monthly Rental** R363,660 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	2204	<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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