

238,264 pm

Prime Office Space for Lease - Magnolia Close, 146A Kelvin Drive, Woodmead, Sandton

 **2054 m²**

Situated in the sought-after and secure Magnolia Close development, this, 2054m² commercial unit offers a bright, adaptable workspace perfectly suited to a wide range of business operations. The open-plan design allows for flexible layout options, enhanced by ample natural light and standard lighting throughout, creating an inviting and productive environment.

As part of the Space2 spec incentive initiative, this property presents excellent value with flexible lease options. A generous Tenant Installation (TI) allowance supports your custom office fit-out: receive a rental equivalent of 7 months on a 3-year lease or 12 months on a 5-year lease. This initiative is ideal for businesses looking to minimize upfront costs while tailoring their space to specific operational needs.

Parking is both convenient and affordable, with a choice of basement parking at R700 per bay per month, shaded parking at R580 per bay per month, and open parking at R460 per bay per month.

Strategically positioned on Kelvin Drive in the thriving business hub of Woodmead, the property offers easy access to major routes including the N1 and M1 highways,...

Gross Monthly Rental R238,264 Ex Vat

Lease Period 12 months

Available From Immediately

Floor Size m²	2054	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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