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SOLE MANDATE

Web Ref 7002001-8457



R13,800 pm

Gross Monthly Rental R13,800 Excl. VAT

 0  1

### Offices to rent

A unique Lifestyle Office Experience

Perfectly positioned between Fourways, Beverley, Lonehill and Dainfern

The Blockat Langhams Lifestyle secure Estate offers an affordable workspace where business can be conducted in an inspiring, modern, aesthetically appealing harmonious environment.

(37sqm) Rental units available:

2-year lease: R11 100 + R900 ex VAT (Levies) = R12 000 (R13 800 incl) – Deposit R11 100 with 0% escalation

1-year lease :R11 100 + R900 ex VAT (Levies) = R12 000 (R13 800.00 incl) – Deposit R11 100 with 10% escalation

This includes:

- One uncovered parking per unit, option to upgrade to a covered parking @ R500/month,
- Additional open parking @ R750 per parking ex VAT or R1 250 per covered parking ex VAT.
- Electricity on pre-paid meter.
- Aircon and fibre.
- Ten -hour per month usage of the main boardroom

### Features

**Zoning** Commercial

#### Exterior

Security Yes  
Open Parking Bays 1

#### Sizes

Land Size 17,943m<sup>2</sup>

#### Extras

Fire Escape Common Areas Near Golf Course Redeveloped Kitchen - Extra Near Schools  
Security - System Balcony Safe Location Near Highway Near Motorway High Speed Internet  
Roof Terrace Modern Near Medical Center Brick Closed Circuit TV Restaurant area Electrical  
generator Good reachable traffic Lift-Elevator Air Conditioning Unit Near Shopping Mall  
Wheelchair Accessible Alarm System Near Hospital Fibre Entrance Hall Pets Not Allowed Near  
Shops