



**Meshaan Naidoo**

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R45,900 pm

**Gross Monthly Rental** R45,900 Excl. VAT

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### Prime Office Space Available

Southern Life Gardens - Block A, Ground Floor

Available: 1 April 2025

Size:340m²

Rental Rate:R135/m² (Excl. VAT & parking)

This versatile office space features:Reception areaMeeting room & boardroom3 private offices2 open-plan office areasTraining roomServer/store room

Parking Options:Basement Parking: R600/bay (Excl. VAT)Open Parking: R550/bay (Excl. VAT)Open Church Parking: R275/bay (Excl. VAT)Covered Church Parking: R325/bay (Excl. VAT)

Key Amenities:24/7 on-site securityGenerator backupBorehole water supply

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Extras

Security - System Good reachable traffic Near Golf Course Safe Location Near Highway On Busy Road Air Conditioning Unit Closed Circuit TV Near Bus Near Shopping Mall Pets Not Allowed Fibre Downtown Energy Backup Unit Electrical generator High Traffic Near University/ Campus Near Hospital Near Children's Park Alarm System Near Public Transportation High Speed Internet Near Schools Near Shops Near Motorway Near Medical Center Frequency location Near Fitness centre City Center Near Park On Quiet Road