



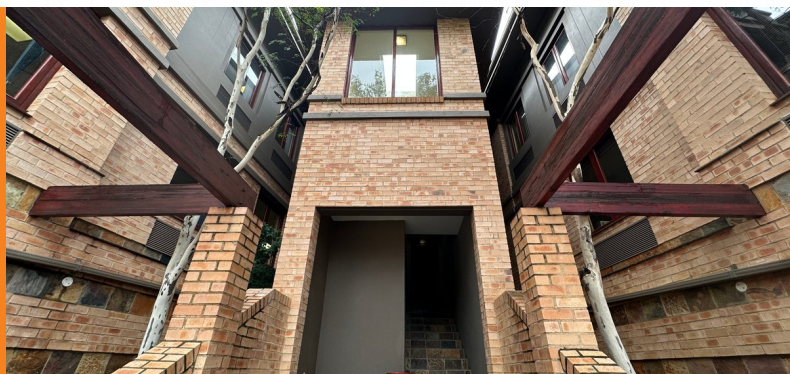
950.00M² OFFICE **FOR SALE** IN WOODMEAD

Positioned in the heart of Woodmead, this prime freestanding office building presents an outstanding opportunity for owner occupiers or investors seeking a prominent and versatile commercial property. The building offers a Gross Lettable Area of 950m² set on a generous 2,772m² erf, providing ample space for both operational efficiency and future flexibility. Designed across two levels, the layout accommodates a blend of collaborative open plan areas and private offices, supporting a variety of business needs. An additional 220m² of basement storage enhances functionality, while two first floor terraces create inviting spaces for informal meetings, staff breakaways, or client engagement. The freestanding nature of the property allows for full branding and signage exposure, maximising corporate visibility. Parking is well catered for with 13 shaded bays and 12 open bays, with potential to increase capacity if required. Convenient access to major transport routes and nearby amenities further enhances its appeal. Monthly rates and taxes amount to R16,615.47, offering strong value in a sought after commercial location.

Features:

● GLA (m²): 950.00

● Zoning: Commercial



REF22474

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R12,800,000

EXCL. VAT