Prime Commercial Office Space in THE PARK ON 16TH, Randjespark, Midrand:

- SmartMove + Black Friday Smart Incentive: (Valid until 31 Jan 2024)

o 125% off your 1st year's rental back in benefits + 10 months free parking or utilities (subject to a 5 year lease) or,

o 75% off your 1st year's rental back in benefits + 6 months free parking or utilities(subject to a 3 year lease.

- Location:

o Situated in Randjespark, just of the N1 highway and with easy access to New road and Olifantsfontein Road, this park offers large floor plates at low rentals suitable for clients that need bigger space.

- Access:

o 24-hour access control, guaranteeing a secure and comfortable workspace

- Space Available:

o Modern and refurbished office space, spanning the area spaces of:

- Block D, 1st Floor (2419 sqm at R39.35.53 / sqm Nett rental p/m)

- Block D, Ground Floor (1013 sqm at R39.35 / sqm Nett rental p/m)

- Block E, First Floor (1313 sqm at R39.35 / sqm Nett rental p/m)

- Block F, 1st Floor (2415 sqm at R39.35 / sqm Nett rental p/m)

- Block F, Ground Floor (2423 sqm at R39.35 / sqm Nett rental p/m)

- Block F, Lower Ground Floor (2373 sqm at R29.35 / sqm Nett rental p/m)

- Block L, 1st Floor (188 sqm at R49.53sqm Nett rental p/m)

- Block M, 1st Floor (377 sqm at R49.53sqm Nett rental p/m)

- Block R, 1st Floor (640 sqm at R49.53sqm Nett rental p/m)

- Block Q, 1st Floor (1380 sqm at R49.53sqm Nett rental p/m)

- Block Q, Ground Floor Floor (1435 sqm at R49.53sqm Nett rental p/m)

- Entire Block Q, (2816 sqm at R49.53sqm Nett rental p/m)

Configuration Options: Entire building or subdivide floors per section / wing.

- Features:

o Expansive windows for natural light and breathtaking views

o Tranquil setting with landscaped gardens and fountains.

o 24-hour security, access control, and fiber optics broadband connectivity and Full Backup Power

Amenities:

o Large basement parking area

o This park offers large floor plates at low rentals suitable for clients that need bigger space

Convenience, Transport and Routes:

o Close to New Road Offramp, Midrand Gautrain Station, and major arterial routes

o Immediate access to main arterial routes, including the N1, providing seamless connections to key destinations.

Accessibility:

o Situated near Sandridge Shopping Centre and Carlswald Life Centre, with an easy drive to The Mall of Africa, ensuring a range of retail and dining options.

Tenant Incentives:

o Great incentives currently on offer for a limited period. Rent free up to 50% of the benefit with tenant allowance up to 100% of the benefit and reduce your rental by up to R5/m2

Customization:

o White box transformation for businesses to shape their ideal work environment

Flexible Leasing:

o Entire building or ground -or first floor sections available for lease

Explore More: Leasing team ready to assist with finding the perfect property from an extensive portfolio

Modern Office Infrastructure

- These 'B' grade single and or double-storey office blocks come in varying sizes and feature for your convenience.

Ground Floor:

- Offices: > 15

- Boardrooms: > 2

- Training Rooms: > 2

- Open Plan Areas: > 5

- Server Rooms: 1

- Kitchens: 4 (including 2 kitchenettes)

- Bathrooms: 2

First Floor:

- Offices: > 20

- Boardrooms: > 2

- Training Rooms: > 2

- Open Plan Areas: > 5

- Server Room: > 2 (raised floors)

- Kitchen: > 2

- Kitchenette: 1

- Bathrooms: 2

Rentable Areas

- Office space spans 11,956 sqm, providing ample room for your business operations.

- Convenient parking options are available, including basement, covered, and open parking bays.

Extras for Enhanced Productivity

- Enhance your business's productivity, profitability, and overall satisfaction with a range of additional services:

o Relocation of IT equipment

o IT network cabling

o Reconnection of IT equipment at your new offices

o Cost-saving telephony solutions

o Continued IT service support.

Contact

Secure Your Workspace in the Heart of Midrand! Contact Factory Space now to discover and secure your ideal office space that harmonises with nature in this secure and picturesque business park.

Disclaimer

- Disclaimer:

o Please note that all amounts are exclusive of VAT. While we strive to maintain accurate information in our listings, we do not make any express or implied warranties, representations, or assume legal liability for the accuracy, completeness, or usefulness of the information provided. We recommend that prospective purchasers and tenants verify the details independently.

- Deposit amounts are subject to change without prior notice.