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**R138 per m<sup>2</sup>**

**Gross Monthly Rental R38,000 Excl. VAT**

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Immaculate modern double story office units in Carlswald Decor Centre in Carlswald

These immaculate & modern double storey office units are perfect for medium corporate, architects, engineers, surveyors, medical, attorneys, real estate / managing agents, business brokers, IT, accountants/auditors offices.

The ground floor comprises a large reception with some built-in under-counter cupboard space, trellis security gates, single ladies and gents toilets, understair storage space & 1 large office interconnected with a medium executive corner office, 2 single offices & a server room.

The upper floor comprises a double volume top landing & passage with sky light windows pouring natural light into all the offices, a gallery kitchen with a serving window to a large front corner office, 1 large corner office, 1 large office with a balcony, 1 medium office & 1 single office.

### Features

**Zoning** Commercial

#### Interior

Air Conditioning Yes  
Power 3 Phase Yes

#### Exterior

Security Yes  
Covered Parking Bays 5

#### Sizes

Floor Size 278m<sup>2</sup>

#### Extras

24 Hour Access Air Conditioner Alarm System Balcony Intercom Carport Semi Detached Visitors Parking Architect Designed Contemporary Modern Aluminium Window

