

To Let

Willow Wood Office Park Block B, Unit 3

220 3rd Street, Fourways, Sandton, Gauteng, 2191

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Willow Wood Office Park

Willow Wood Office Park was completed in 2012. It is situated along Cedar Road, between Broadacres Shopping Centre and Dainfern, at the intersection of 3rd Street.The office park is clearly visible from Cedar Road.Besides energy efficiency, this building lets in generous streams of natural light and features balconies. It benefits from extensive landscaping, dedicated basement parking, and excellent proximity to the adjacent Broadacres Shopping Centre.These buildings include a solar roof which is designed to generate up to 50% of the required electricity, which offers tenants excellent savings on electricity cost.

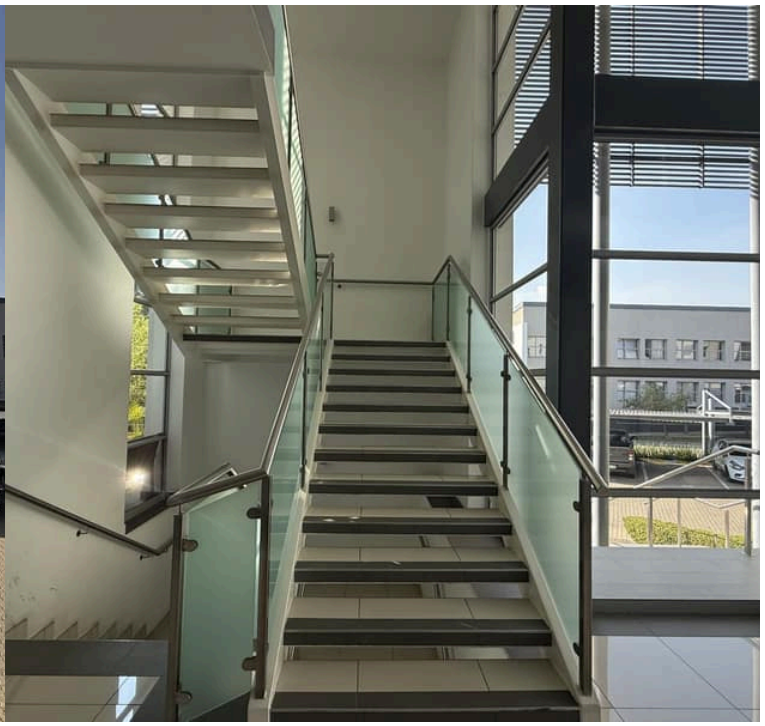
Features
Back-up water and power (generator)

Building information

Building sector	**Office**







The Space

190m² Office space available to let in Willow Wood Office Park, Fourways, Sandton.

Willow Wood Office Park, Block B has 190m² first floor unit with 56m² balcony available immediately.Park Features include:- Back-up water & Power (Generator)- Solar roof which is designed to generate up to 50% of required electricity- Clear visibility from Cedar Road- Extensive and well maintained landscaping- Dedicated basement parking availableSituated along Cedar Road, between Boardacres Shopping Centre and Dainfern, at the intersection of 3rd street.

Unit information

Monthly rental	**R 34 390,00**
Gross lettable area	**190 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

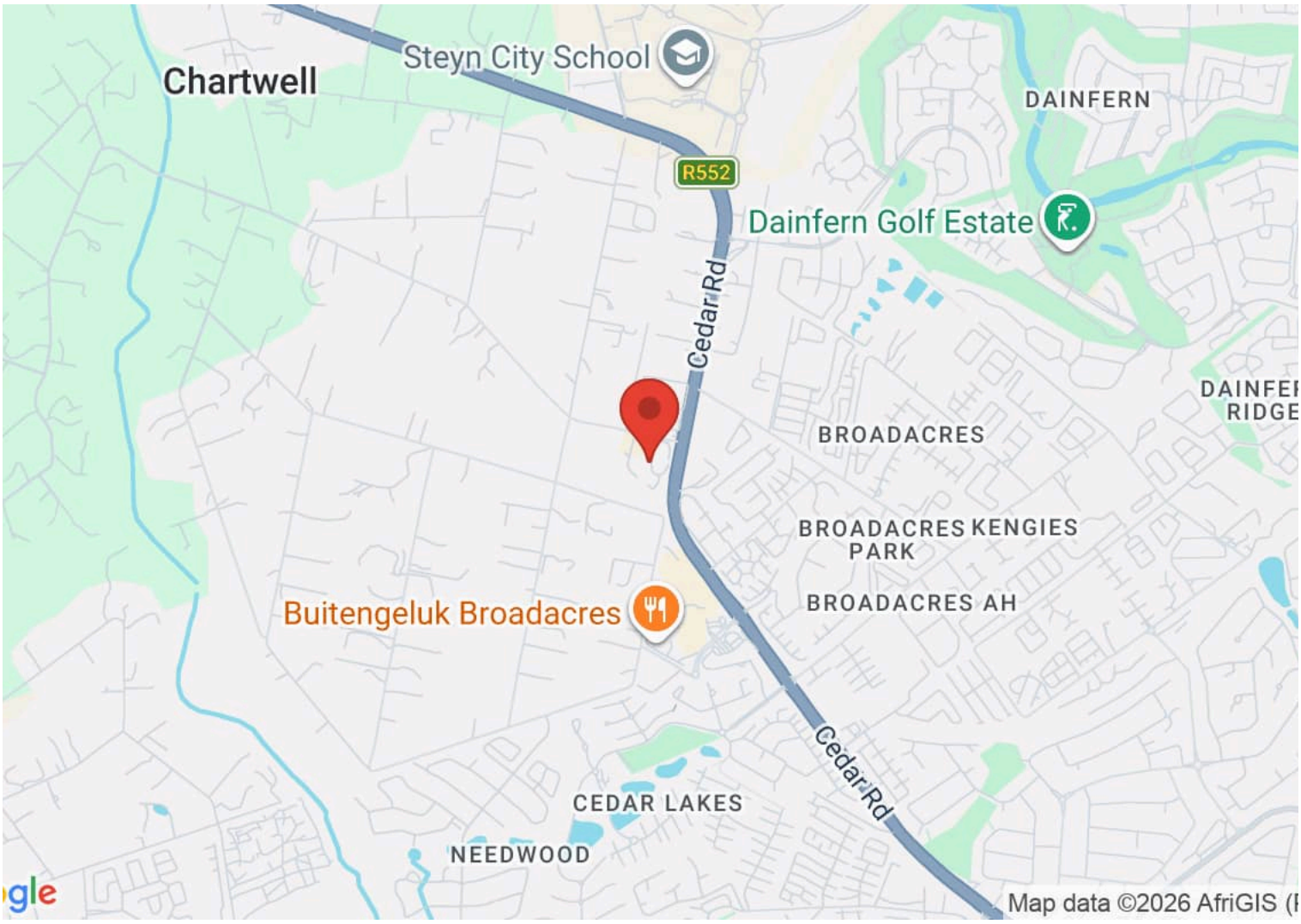
Gross rental		Rate: **R 181,00 / m²**
Net rental		Rate: **R 119,00 / m²**
Operations costs		Rate: **R 27,00 / m²**
Assessment rates		Rate: **R 35,00 / m²**

Additional Features

Balconies	Size: **56 m²**	Rate: **R 35,00 / m²**

Parking

Basement	3	**R 750.00 per bay**
Covered	6	**R 650.00 per bay**
Open	4	**R 500.00 per bay**



Get in touch



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