

To Let

Inanda Greens Office Park Building 7

54 Wierda Road, Wierda Valley, Sandton, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

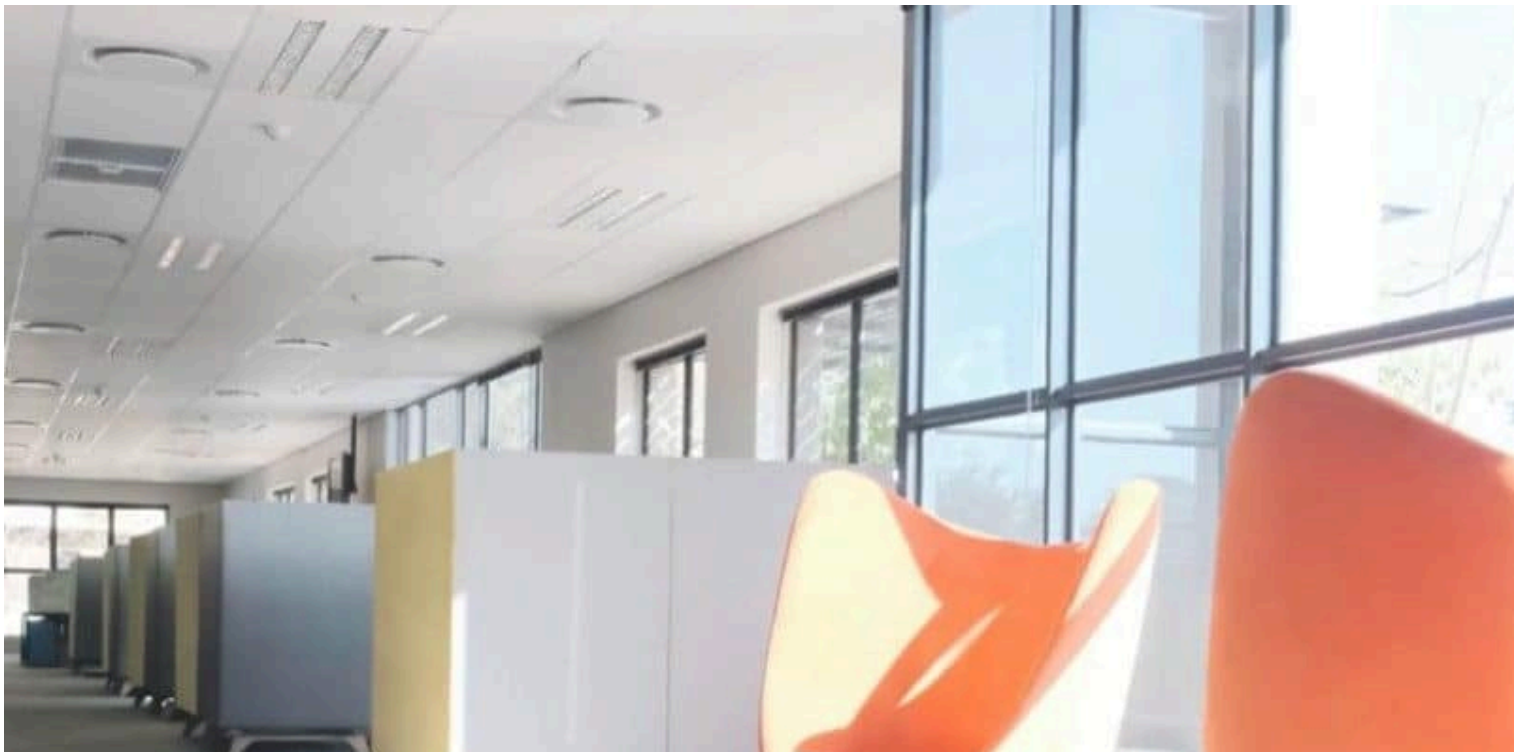
Inanda Greens Office Park

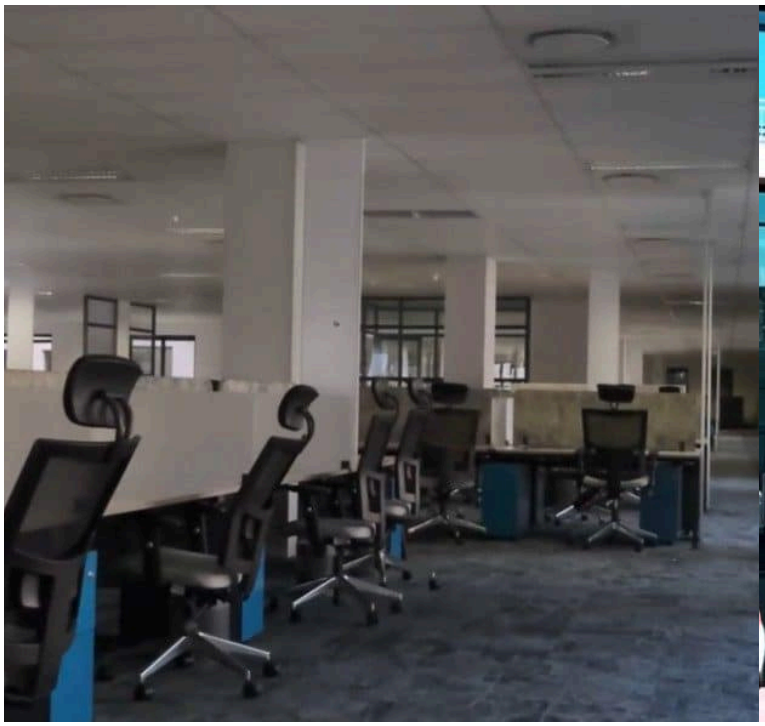
This exceptional office park offers a serene and scenic working environment, uniquely set around a picturesque 9 hole mashie golf course. The landscaped grounds provide stunning views of the polo fields and Sandton's iconic skyline, creating a tranquil backdrop that blends natural beauty with corporate prestige.Designed to balance tranquillity with convenience, the park features a welcoming on site café and restaurant, making it easy for tenants and visitors to enjoy refreshments without leaving the premises. The estate is fully equipped with backup power and water systems, ensuring uninterrupted operations and resilience against service disruptions.The offices themselves are modern, flexible, and well maintained, offering a variety of configurations to suit businesses of different sizes. With fibre connectivity, secure access, and ample parking, the park is tailored to meet the demands of contemporary professionals while maintaining a calm, green environment.Strategically located on the periphery of Sandton CBD, Inanda Greens provides seamless access to the M1 highway and is within close reach of the Sandton Gautrain Station. This prime positioning allows businesses to enjoy both the peace of a suburban setting and the connectivity of Johannesburg's leading commercial hub.

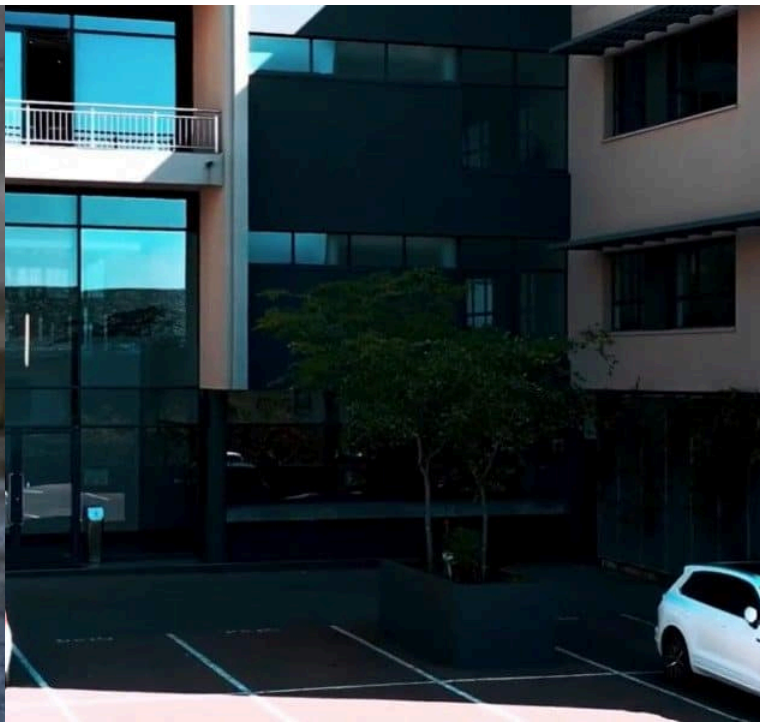
Features
Green Star building | On-site restaurant | Backup power and water | Contemporary architecture | Fibre connectivity | Access control | Security | Parking

Building information

Gross Lettable Area	**43,618 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

3278m² Office space available to let in Inanda Greens Office Park, Wierda Valley, Sandton.

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Unit information

Monthly rental	**R 573 650,00**
Gross lettable area	**3,278 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 175,00 / m²**
Net rental	Rate: **R 123,36 / m²**
Operations costs	Rate: **R 32,90 / m²**
Assessment rates	Rate: **R 18,74 / m²**

Levies & Fees

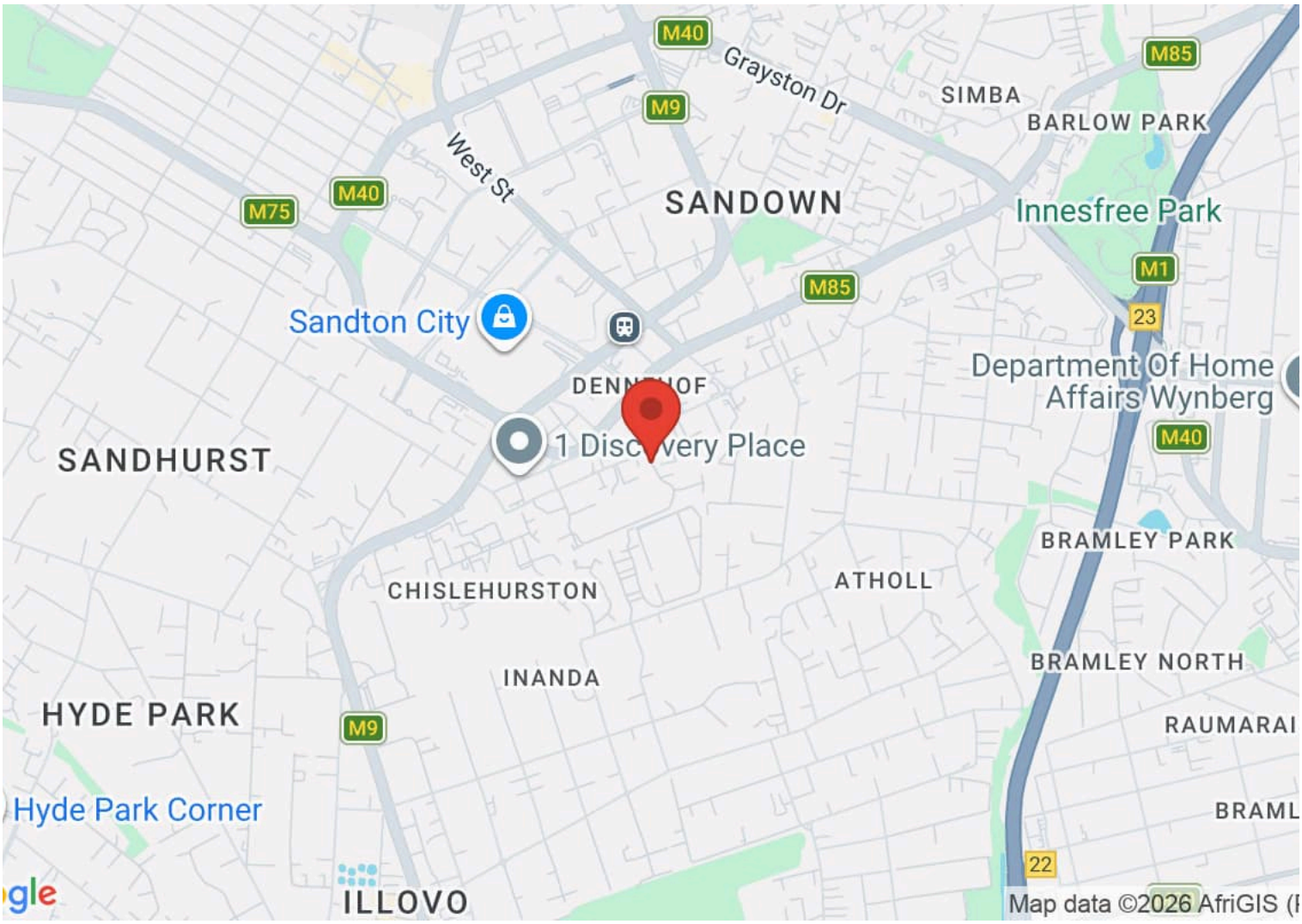
Generator Levy	Rate: **R 3,21 / m²**

Additional Features

Balconies	Size: **179 m²**	Rate: **R 40,00 / m²**

Parking

Basement	**R 750.00 per bay**
Shade cloth	**R 650.00 per bay**
Open	**R 550.00 per bay**



Get in touch



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