

To Let

Country Club Estate Building 7 GF

21 Woodlands Drive, Woodmead, Sandton, Gauteng, 2157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Country Club Estate

Country Club Estate is an A grade office park set amongst established landscaped gardens. The office park is situated within close proximately to the Johannesburg Country Club and numerous shops and retailers in Woodmead. The clients in the park comprises mainy of blue chip, multi-nationals namely Royal Haskoning, LexisNexis and ZTE Corporation. There is easy access to all major arterial road links, namely the M1, N1 and N3.

Features
Good exposure. Break away gardens. Fibre optics. Easy highway access. Close to public transport. 24-hour security. Golf Course. Partial back up power. Access control. Back up water

Building information

Gross Lettable Area	**33,527 m²**
Grade	**A Grade**
Building sector	**Office**





The Space

559.36m² Office space available to let in COUNTRY CLUB ESTATE, Woodmead, Sandton.

23 Basement bays + 5 Open bays. Patio 129.9m²

Unit information

Monthly rental	**R 75 843,62**
Gross lettable area	**559 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 135,59 / m²**
Net rental	Rate: **R 87,70 / m²**
Operations costs	Rate: **R 21,90 / m²**
Assessment rates	Rate: **R 25,40 / m²**

Levies & Fees

Generator Levy	Rate: **R 2,54 / m²**
Water Tank Levy	Rate: **R 0,49 / m²**

Additional Features

Balconies	Rate: **R 20,00 / m²**
Storage rooms	Rate: **R 50,00 / m²**

Parking

Basement	**R 650.00 per bay**
Open	**R 450.00 per bay**



Get in touch



Simonne Sova-Crick
ssovacrick@broll.com | +27825754591