

To Let

Country Club Estate Building 7 GF

21 Woodlands Drive, Woodmead, Sandton, Gauteng, 2157

CUSHMAN & WAKEFIELD | broll

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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

1202.94m² Office space available to let in COUNTRY CLUB ESTATE, Woodmead, Sandton.

62 Basement + 15 Open. Patio 258.93m². Store 129.26m²

Unit information

Monthly rental	**R 163 106,63**
Gross lettable area	**1,203 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	Size: **259 m²**	Rate: **R 25,00 / m²**
Storage rooms		Rate: **R 50,00 / m²**

Parking

Basement	49	**R 650.00 per bay**
Open	11	**R 450.00 per bay**



Get in touch



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