

Penthouse

# Aaa Grade Commercial Property For Sale In Illovo

Ferguson Road, 35, 2196,

SALES PRICE

**ZAR 10999000.00**

- 1500 qm
- rooms
- bedrooms
- bathrooms
- floors
- qm land area
- car spaces



**Nazia Shah**

Infinity Realty Group

Sandton, South Africa - Local Time



27 82 599 0744



An impressive modern space in Illovo for your organisation to thrive in! Located on the corner of Melville and Ferguson Roads set in the heart of Illovo, is this third-floor luxurious office setting.

Guests and Executives are greeted through the primary entrance which has an urban modern reception and waiting area that exudes classic elegance. There is also a secondary entrance that is used by the workforce.

The office space totals 460 square meters and includes cellular offices and executive offices, a twelve-seater and eight-seater boardroom, two private kitchenettes, a large auditorium/ training room, a server room, a generously spaced reception, and a waiting area, as well as an open plan seating area.

The space is renovated to the highest standard and features incredible lighting fixtures. Within this P-Grade building is a rooftop restaurant where one can host events with gorgeous views of the lush Johannesburg Northern Suburbs.

The open-plan office space is filled with light, and the spacious executive offices feature floor-to-ceiling windows and are surrounded by glass walls. Overall, the space is strikingly modern, and the design makes it usable for almost any type of organisation.

Set in the northwest corner on the third floor of the building, this incredible office space will dazzle guests and clients and makes for a great environment for employees to enjoy their workspace.

This office space includes 23 parking bays and an additional 3 bays in the visitor's area. There is also the option of buying this space furnished, making the transition to your new offices easy.

#### Property features

- 3rd floor
- Fully furnished
- 8-10 seater boardroom
- Fully functional kitchen
- Bulk filers
- Reception
- Entrance hall
- Nice office views
- Office 1
- Fully air conditioned server room
- Stuff in server room not functional
- Spare ceiling tiles
- Second office - 4 desk open spaces
- Fully air conditioner
- Blinds fitted
- Three printers
- Third office
- Fourth office
- Directors office (5)
- Sixth office
- Seventh office
- 8th office
- 9th office
- 16 seater open space additional

Illovo is a hub for new and established organisations and features some of Johannesburg's trendiest restaurants and established residential suburbs.

Illovo is central to Hyde Park, Sandton CBD, Melrose Arch, Rosebank, and many high-end residential areas. Book a viewing today and move your business into this delightful office space!

Contact me now for An Exclusive Viewing

Available From: 19.08.2024

Floor: 4    Floors: 4    Year Built: 2017    Car Spaces: 4    Year Of Construction: 2017    Type: Office



## Amenities

ID Property ID

## Outdoor Amenities

Secure Parking