

R12,500,000

Sectional Title Building for Sale at La Rocca Office Park, Bryanston, Sandton

 **862 m²**

Welcome to an exceptional investment opportunity at La Rocca Office Park, located at 14 Petunia Road, Bryanston, Sandton. This vacant, sectional title building spans a total area of 862.77m² over two floors, offering a versatile layout perfectly suited to modern business needs. The property is divided into four distinct office pockets—each ranging from 200 to 220m²—strategically distributed between the ground and first floors. Current Vacancy Rate: 100%.

Enhancing the functionality of the building is a basement that provides secure parking and additional storage facilities. With a fibre internet connection ensuring high-speed connectivity and a reliable generator backup system in place, the property is geared to support uninterrupted business operations. The building is registered under a VAT entity, and it is available for immediate sale at R12,500,000.00 excluding VAT.

Located in the dynamic Bryanston area of Sandton, this office park benefits from a strategic position within one of Johannesburg's most prestigious business hubs. Tenants will enjoy the advantages of excellent local infrastructure, including easy access to major...

Sale Price R12,500,000 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	862	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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