

# 10,070 pm

Germstone Office Park, Office 1 | Stunning Ground Floor Office Space to Let in Brackenhurst

 **106 m<sup>2</sup>**

This stunning ground floor unit measuring 106sqm is available to Let for immediate occupation. The unit is spacious with excellent natural lighting throughout. There is a lovely reception area and neat kitchen. There is ample parking at the building. Basic rent is R10,070. Operational costs are R2,650. Electricity deposit is R500. A two months deposit is required and there is a 9% escalation.

Germstone Office Park is close to Swartkoppies Road, Brackenhurst City Shopping Centre and many other amenities in the area.

Disclaimer: All amounts exclude VAT and while every effort will be made to ensure that the information, including but not limited to only DEPOSIT AMOUNTS, contained within all our listings are accurate and up to date, we make no warranty, representation or undertaking whether expressed or implied, nor do we assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information. Prospective purchasers and tenants should make their own enquiries to verify the information contained herein. Deposits are subject to change without prior notice.

**Gross Monthly Rental** R10,070 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	106	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Nkululeko Vilakazi**  
**Cell** No. 066 037 4915  
**Email** [nkululeko@officeplace.co.za](mailto:nkululeko@officeplace.co.za)

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** [contact@officeplace.co.za](mailto:contact@officeplace.co.za)

 <https://www.facebook.com/officeplace/>

