

# 19,800 pm

AYLESBURY ROAD, OAKDALE | OFFICE SPACE TO RENT  
| BELLVILLE | 165m<sup>2</sup>

 **165 m<sup>2</sup>**

This newly renovated 165sqm office space in Bellville's industrial hub offers a prime location with excellent visibility along a major transient road, ensuring easy access to national highways. Designed with a sleek and modern layout, the office provides a professional yet inviting atmosphere, perfect for businesses seeking a well-positioned workspace. The ground floor features a welcoming reception area that doubles as a waiting space, setting the tone for a professional client experience.

Upstairs, the office boasts a dedicated boardroom, four private offices, and a stylish coffee/social room, creating a functional and comfortable working environment. Secure parking is included with three tandem bays, ensuring ample convenience for staff and clients. Utilities are billed separately, allowing for cost-effective management. This sought-after office space combines accessibility, practicality, and style, making it an ideal choice for businesses looking to establish themselves in a strategic location. Contact us today to arrange a viewing.

**Gross Monthly Rental** R19,800 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	165	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
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