

# 135,605 pm

2929 on Nicol | Premium Office Space to Let in Bryanston

 **733 m<sup>2</sup>**

Discover this premium 733m<sup>2</sup> office space located at 2929 on Nicol, an outstanding P-Grade office park on Winnie Mandela Drive. This fully fitted office is positioned on the second floor of a 5-star green star rated building, ensuring eco-friendly credentials and modern efficiency. The building is fully fitted with elevators and offers shared bathrooms on each floor. Tenants will appreciate the on-site Mugg & Bean. The entire park is equipped with fibre connectivity for high-speed internet access. To ensure uninterrupted operations, the building has reliable generator and water backup systems.

The rental rate is R185 per m<sup>2</sup> excluding VAT, utilities, and parking. A range of parking options is available: open parking at R650 per bay per month, covered parking at R750 per bay per month and basement parking at R850 per bay per month.

Located in the vibrant business hub of Bryanston, this property offers tenants easy access to major routes, including Winnie Mandela Drive. Being next door to the Winifred Mandela Shopping Centre provides unparalleled convenience, with numerous dining, shopping, and service options just steps away....

**Gross Monthly Rental** R135,605 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	733	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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