

99,681 pm

Ballyoaks Office Park | Prime Office Space to Let in Bryanston

 **669 m²**

Located in the prestigious Ballyoaks Office Park on 35 Bally Clare Drive, Bryanston, this AAA-Grade ground-floor office offers 669m² of premium space, along with an additional 12m² balcony area. The unit is already fitted with private offices, a boardroom, and a canteen, making it ideal for a business ready to move in and operate. Tenants have the flexibility to partition the space as needed to create additional private offices or boardrooms. Shared bathrooms are conveniently located on the same floor.

The office park is equipped with essential amenities such as water and generator back-up (pro rata diesel) and high-speed fibre internet connectivity. A tenant installation allowance is available for those signing 3 or 5-year lease agreements, providing the opportunity to customize the space to meet business needs. Additionally, the park includes an on-site coffee shop for a convenient break or informal meetings.

Parking Options:

Open: R520 per bay per month.

Shaded: R700 per bay per month.

Basement: R800 per bay per month.

Gross rental rate is R149 per m² excluding VAT and utilities, with **Gross Monthly Rental** per R99,681 Ex Vat

Lease Period 36 months
Available From Immediately

Floor Size m²	669	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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