

# 99,681 pm

Ballyoaks Office Park | Prime Office Space to Let in Bryanston

 **669 m<sup>2</sup>**

Located in the prestigious Ballyoaks Office Park on 35 Bally Clare Drive, Bryanston, this AAA-Grade first-floor office offers 669m<sup>2</sup> of premium space, along with an additional 38m<sup>2</sup> 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.

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 m<sup>2</sup> excluding VAT and utilities, with the balcony rental rate at R50 per m<sup>2</sup> excluding VAT.

Ballyoaks Office Park is...

**Gross Monthly Rental** R99,681 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	669	<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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