

# 32,265 pm

Culross Court | Prime Office Space to Let in Bryanston

 **239 m<sup>2</sup>**

Located in the heart of Bryanston at Culross Court, 16 Culross Road, this first-floor office space offers a versatile and modern layout designed for productivity and convenience. Spanning 239m<sup>2</sup>, the unit is configured with a welcoming reception area, a spacious open-plan section, a dedicated boardroom, private offices and a private wet kitchen. Shared bathrooms are located on the same floor. The building also boasts essential features like 24/7 security, a back-up generator (pro rata diesel) and high-speed fibre connectivity.

Available immediately at a competitive gross rental rate of R135 per square meter excluding VAT, utilities, and parking. Parking options include open bays at R400 per bay per month and basement bays at R600 per bay per month. With immediate availability, this office space presents an excellent opportunity for businesses looking to settle into one of Bryanston's premier office parks.

The office park is conveniently situated just off Main Road, providing easy access to major transport routes and nearby amenities. Bryanston is a well-established business hub, home to a variety of corporate offices, restaurants,...

**Gross Monthly Rental** R32,265 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	239	<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

Call the Officeplace Broker  
**Marques Rutter**  
**Cell** No. 060 672 6942  
**Email** marques@officeplace.co.za

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

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

