

# 56,250 pm

Nicol on Main Office Park | Serviced Office Space to Let in Bryanston

50 m<sup>2</sup>

Located at 2 Bruton Road in the prestigious Nicol Main Office Park, this fully serviced office unit offers an ideal space for businesses seeking convenience and professionalism. Positioned on the first floor, the unit features a private office and an open-plan area, catering comfortably for nine seats. With access to shared boardrooms, kitchenettes and bathrooms on each floor.

The office park is equipped with high-speed fibre connectivity, ensuring reliable internet access, while both generator and water backup systems guarantee continuous operations. Security is a priority with 24/7 monitoring, giving tenants peace of mind.

The gross rental rate is R56,250 per month (excluding VAT), inclusive of water and electricity, reception services, operating costs, regular cleaning, and furniture. Nine basement parking bays are included in the rental, providing easy access for your team and clients.

**Additional Details:**

Available: Immediately.

Deposit: 1.5 months.

Lease term: Flexible from 6 months to 3 years.

Approximate GLA: 50m<sup>2</sup>

**Gross Monthly Rental R56,250 Ex Vat**

Bryanston is one of Johannesburg's most sought-after business nodes, known for its upmarket... **Lease period 36 months**

**Available From Immediately**

<b>Floor Size m<sup>2</sup></b>	50	<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

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