

48,960 pm

Prime Office Space to Let at Ballywoods Office Park in Bryanston

 **408 m²**

Situated at 33 Ballyclare Drive, Bryanston, Ballywoods Office Park offers an exceptional A-Grade office space in a 3-star green star rated environment. Just steps away from Bryanston Shopping Centre and easily accessible from William Nicol Road, this location is perfect for businesses seeking convenience and prestige.

This fully fitted unit spans 408m² and features two boardrooms, a training room, an open-plan area, a reception, and a modern kitchen/canteen. The office park provides 24/7 security access and access control, ensuring a secure working environment. Additional amenities include fibre connectivity, generator backup, and a water backup system for uninterrupted business operations.

Gross rental rate: R120/m² excluding VAT, utilities and parking.
 Open parking: R520 per bay per month.
 Basement parking: R780 per bay per month.
 Balcony area: 90m² @ R50/m²
 Available: Immediately.

Bryanston is one of Johannesburg's prime business hubs, known for its excellent infrastructure and proximity to major routes like William Nicol Drive and the N1 highway. Tenants benefit from nearby shopping centres, restaurants, and business...

Gross Monthly Rental R48,960 Ex Vat

Lease Period 36 months

Available From Immediately

Floor Size m²	408	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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