

417,920 pm

Premium Office Space to Let at Anslow Park, Phase 2, 8 Anslow Crescent, Bryanston

 **2612 m²**

Discover a prime P-Grade office park offering a professional, fully fitted office space ideally situated with excellent exposure along the prominent Winnie Mandela Drive. This modern office on the first floor provides an impressive, functional layout tailored to meet the diverse needs of dynamic businesses. Thoughtfully designed, the unit features a spacious boardroom, open-plan areas, designated hot desk spaces, private call booths, and a fully equipped canteen area. It also includes private kitchens, a welcoming reception, and dedicated bathrooms on each floor. Two elevators provide convenient access throughout the building, while the 24/7 security ensures a secure working environment.

Connectivity and resilience are priorities here, with a reliable fibre network, generator, and water backup systems in place. Tenants have the flexibility of a tenant installation allowance on leases, with R480 per m² available on a 3-year lease and R800 per m² on a 5-year lease. The gross rental rate is competitive at R160 per m², excluding VAT, utilities, and parking. Additional levies include a generator levy at R2.15 per m² and a water backup...

Gross Monthly Rental R417,920 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	2612	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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