

# 399,360 pm

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

 **2496 m<sup>2</sup>**

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 m<sup>2</sup> available on a 3-year lease and R800 per m<sup>2</sup> on a 5-year lease. The gross rental rate is competitive at R160 per m<sup>2</sup>, excluding VAT, utilities, and parking. Additional levies include a generator levy at R2.15 per m<sup>2</sup> and a water backup...

**Gross Monthly Rental** R399,360 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 2496       | <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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