

# 68,250 pm

Prime Office Space to Let at Turnberry Office Park, 48 Grosvenor Road, Bryanston

 **525 m<sup>2</sup>**

Located at the prestigious Turnberry Office Park on 48 Grosvenor Road, this ground-floor office offers a unique blend of sophistication and functionality, overlooking the lush greens of Bryanston Country Club. Perfect for businesses looking to establish a refined presence, this entire building is available for lease and comes fully fitted to accommodate a variety of professional needs.

Spanning 525m<sup>2</sup>, the space includes private offices, an open-plan section, dedicated boardrooms, a private canteen, and spacious balconies—offering an environment that promotes both productivity and comfort. With 24/7 security on-site, tenants will benefit from peace of mind, while the building's generator ensures consistent power to support uninterrupted business operations. For added convenience, air conditioning units and high-speed fibre connectivity are already installed.

#### Rental Details:

Gross Rental Rate: R130 per m<sup>2</sup> excluding VAT, utilities & parking. Open parking at R450 per bay per month, covered parking at R550 per bay per month and basement parking at R650 per bay per month.

Available: Immediately.

**Gross Monthly Rental**... R68,250 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 525        | <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/>

