

# 27,714 pm

Prime Office Space to Let at Ballyoaks Office Park, Bryanston

 **186 m<sup>2</sup>**

Located on ground floor this white box unit with fitted carpets, measuring 186sqm is available to let immediately. There is a tenant installation allowance available on 3 and 5-year lease terms. Tenants are able to partition the space off, if required, to create an office and/or private boardroom. The bathrooms are shared on the same floor.

This A-Grade office park has water and generator back-up (pro rata diesel). There is fibre internet connection in the building.

Gross rental rate: R149 p/m2 excluding VAT and utilities plus balcony rental rate: R50 p/m2 excluding VAT.

**Parking:**  
Open parking at R520 per bay per month.  
Shaded parking at R700 per bay per month.  
Basement parking at R800 per bay per month.

Ballyoaks Office Park is close to all main arterial routes, shops and other amenities in the area.

**Gross Monthly Rental** R27,714 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	186	<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](mailto:marques@officeplace.co.za)

Call the Officeplace Branch  
**Johannesburg**  
Office No. (011) 2341144  
Email [contact@officeplace.co.za](mailto:contact@officeplace.co.za)

 <https://www.facebook.com/officeplace/>

