

73,920 pm

Premium Office Space to Let at 4 Karen Street, Bryanston

 **440 m²**

This premium office space on the ground floor offers a versatile layout that is both functional and stylish. Spanning 440m², the unit features fully fitted offices, a spacious open-plan area, private kitchen facilities, and multiple boardrooms. Tenants have the flexibility to partition the space further to suit specific requirements, whether for additional offices or meeting rooms.

The unit boasts modern industrial finishes, including exposed brickwork and concrete soffits, creating a contemporary and professional environment. Shared bathrooms are conveniently located on the same floor. The building is equipped with fibre internet and generator backup (pro rata diesel), ensuring uninterrupted operations.

Rental Details:
Gross Rental Rate: R168/m² (excluding VAT, parking, and utilities).

Parking:
Open bays: R550 per bay/month.
Basement bays: R750 per bay/month.
Deposit: Three months' gross exit rental.
Escalation: 8% annually.

Gross Monthly Rental R73,920 Ex Vat

Lease Period 36 months
Available From Immediately
Situating in the sought-after Bryanston business hub, this property offers tenants a prestigious address with excellent accessibility. Bryanston is well-known...

| | | | |
|---------------------------------|------------|-------------------------|-----|
| Floor Size m² | 440 | Security | Yes |
| Parking Bays | - | Air Conditioning | Yes |
| Title | - | Generator | - |
| Zoning | Commercial | Fibre | - |

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/>

