

49,021 pm

Prime Office Space for Lease at Ballyoaks Office Park, Bryanston

 **329 m²**

Located in the sought-after Ballyoaks Office Park on 35 Bally Clare Drive, this second-floor office space offers a blank canvas for tenants to create their ideal workspace. Spanning a gross lettable area of 329m² plus an additional 27m² of balcony space, the unit boasts breathtaking views of Sandton and an abundance of natural light, providing a bright and inspiring work environment.

Tenants will appreciate the flexibility of the white box layout, which can be partitioned to include private offices or boardrooms as needed. Shared bathrooms are conveniently located on the same floor. The office park also offers AAA-grade facilities, including water and generator backup (with pro rata diesel), fibre internet connection and a tenant installation allowance is available on 3- and 5-year lease terms.

The park itself includes a coffee shop, perfect for casual meetings or a quick break. Parking options include open bays at R520, shaded bays at R700, and secure basement bays at R800 per month.

Rental Breakdown:

Gross rental rate: R149/m² excluding VAT.

Balcony rental rate: R50/m² excluding VAT.

Gross Monthly Rental R49,021 Ex Vat

Available Immediately....

Lease Period 36 months

Available From Immediately

Floor Size m²	329	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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