

# 27,538 pm

Prime Ground Floor Office Space to Let in Bryanston

 **182 m<sup>2</sup>**

This newly refurbished office space offers a modern, self-contained environment within a free-standing property in Bryanston. Spanning a generous 182m<sup>2</sup>, the unit features a well-balanced mix of open-plan workspaces, private offices, a fully equipped private kitchen, and dedicated bathrooms. The addition of an open-plan loft section on the first floor adds character and versatility, making it an ideal space for dynamic businesses.

#### Key Features:

**Solar Backup:** Equipped with a solar power backup system for uninterrupted operations.

**Parking:** Includes 4 covered and 2 open parking bays, conveniently included in the rental.

**Rental Details:** Gross rental rate of R151.31/m<sup>2</sup> (excluding VAT & electricity).

**Availability:** Ready for immediate occupation.

Bryanston is one of Johannesburg's most sought-after business hubs, known for its prime location, excellent infrastructure, and vibrant commercial activity. Situated near major arterial routes, the property offers seamless access to highways, public transport, and key business districts. The area is well-served by top-tier amenities, including shopping centres, restaurants, gyms,...

**Gross Monthly Rental** R27,538 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	182	<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

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