

51,834 pm

A Grade Office Space to Let at 3012 Winnie Mandela Drive, Bryanston

 **345 m²**

Situated in a well-located A-Grade office park with seamless access to Winnie Mandela Drive, this fully fitted first-floor office offers a professional and functional workspace tailored for businesses seeking a premium location. The building features an elevator for convenience, and the unit itself is equipped with private offices, a large open-plan area, boardrooms, a private kitchen, and a welcoming reception area. Dedicated bathroom facilities within the unit add to the comfort and exclusivity of the space.

The unit also boasts a spacious 32.73m² outdoor patio, available at R20 per m², perfect for informal meetings or a breakaway area for employees. 24/7 security, a fibre connection, and flexible tenant installation allowances (R450/m² for a 3-year lease and R750/m² for a 5-year lease) make this an attractive option for businesses looking to customise their workspace. While there is no generator on-site, tenants can utilise the installation allowance to set up an inverter.

Rental Details:

Gross Rental Rate: R150/m² excluding VAT, utilities and parking.
 Deposit: 3 months' exit rental.
 Annual Escalation: 8%.

Gross Monthly Rental R51,834 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	345	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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