

# 36,400 pm

Premium Ground Floor Office Space – Silverpoint Office Park, Bryanston

 **260 m<sup>2</sup>**

Centrally located in Bryanston, this office park provides easy access onto Main Road & William Nicol.

The unit is located on ground floor and is fully fitted out with boardrooms, and private offices, unit has a private kitchen/canteen.

This is a 4-star green star rated office park which has back up water and generators. There is fibre internet connection in the building.

There is tenant incentives available on 3 & 5 year leases.

Generator backup: Yes  
Water backup: Yes

Gross rental rate: R140 per m2 ex VAT, parking and Utilities.

Parking  
- Open parking = R520 per bay  
- shaded parking = R700 per bay  
- Basement parking = R800 per bay

Available: immediately  
**Gross Monthly Rental** R36,400 Ex Vat  
Gross area = 260m<sup>2</sup>  
Lease period = 36 months  
Balcony rental = 15m<sup>2</sup> @ R50 per m<sup>2</sup>  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	260	<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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