

26,224 pm

Prime Office Space to Let at Ballyoaks Office Park, Bryanston

 **176 m²**

Located in the sought-after Ballyoaks Office Park at 35 Bally Clare Drive, Bryanston, this well-appointed 176m² ground floor office unit offers a ready-to-move-in workspace. The unit features a welcoming reception area, a spacious boardroom, an open-plan working area, three private offices, a dedicated kitchen, and a convenient storeroom. Tenants can also enjoy a private patio—ideal for informal meetings or lunch breaks.

The space is fully fitted but flexible, with a tenant installation allowance available for 3- and 5-year lease terms, offering the opportunity to customize the layout to suit specific business needs. Partitioning options are available to create additional offices or a private boardroom as needed. Shared bathroom facilities are located on the same floor for added convenience.

This A-Grade office park is equipped with fibre internet connectivity, generator backup (with pro rata diesel costs), and water backup—ensuring your business remains operational in any circumstance.

Parking is available at competitive rates with a range of options: open bays at R520, shaded bays at R700, and basement bays at R800 per bay per...

Gross Monthly Rental R26,224 Ex Vat
Lease Period 36 months
Available From Immediately

Floor Size m²	176	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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