

29,793 pm

Prime Retail/Showroom Space for Lease in 3 Cross Place, Bryanston, Sandton

 **186 m²**

Located in the heart of Bryanston, this versatile 186m² ground-floor retail/showroom space offers an excellent opportunity for destination-driven retailers or businesses looking to capitalize on high visibility and foot traffic. Situated directly opposite Virgin Active Bryanston and just off Winnie Mandela Road, this property enjoys a strategic location with exposure to a steady stream of visitors from the gym and surrounding businesses.

Ideal for a showroom or niche retail concept, the unit benefits from an open-plan layout, allowing businesses to create a bespoke setup that aligns with their brand. Additional storage space is available for lease in the basement at an extra cost. The building is equipped with 24/7 security, access control, and fibre connectivity, ensuring a secure and well-connected workspace. Shared restrooms are available within the building. Please note, there is no elevator access.

Key Features:

- Size: 186m² (GLA).
- Rental Rate: R160.18/m² (excluding VAT & parking).
- Availability: Immediately.
- Backup Power: Yes (Generator).
- Water Backup: No.

Gross Monthly Rental R29,793 Ex Vat
 Bryanston is a sought-after commercial hub known for...
Lease Period 36 months
Available From Immediately

Floor Size m²	186	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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