

# R43,000,000

152 Bryanston Drive | Exquisite Commercial Property for Sale in Bryanston

 **1691 m<sup>2</sup>**

This exquisite commercial property measuring 1691sqm and on a stand of 5229sqm is for Sale immediately. There is a 70% Sale of Share opportunity available in this unique corner property in Bryanston. Approximately 59% of the entire building is tenanted.

#### Property Specs:

Double volume reception, open plan areas, boardrooms, meeting rooms and individual offices.

A great plus is a private social outdoor area, including a large patio for tables and chairs plus braai.

There is fibre in the building, excellent 24 hr security, a back-up generator but no water backup.

There is a lift in the building, thereby supplying wheelchair access to the 1st floor.

It is partially tenanted should a purchaser be interested in income plus space for their own company.

Prime advertising and exposure.

Rights for sign board on property has been acquired.

There is open parking, covered parking and basement parking.

**Sale Price** R43,000,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	1691	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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