

# 12,720 pm

Modern First-Floor Office Space to Let in Gemstone Office Park, Brackenhurst

 **106 m<sup>2</sup>**

Located in the heart of Brackenhurst, Alberton, Gemstone Office Park offers prime office space for businesses looking for a central location with easy access to major routes. Situated on the bustling Hennie Alberts Street, this property boasts excellent connectivity, with the R59 freeway just moments away. Whether you're commuting to Alrode (5 minutes), Glenvista (10 minutes), Johannesburg CBD (20 minutes), or even OR Tambo Airport (30 minutes), your daily commute is made simple. In addition, the park is within walking distance of local banks and convenience stores, ensuring that all essential services are easily accessible.

Office Space Features:

Location: 1st Floor, Office Number 8

Size: 106m<sup>2</sup>

Rental: R120 per m<sup>2</sup> (Gross Rental: R12,720 per month excluding VAT and utilities)

Operating Costs: R2,120 (included in the rental)

Features: Carpeted floors, air-conditioning, kitchenette

Zoning: Medical zoning, making it ideal for medical professionals such as doctors, optometrists, dieticians, medical laboratories or corporate businesses such as estate agents, auditors, and more.

Security: The park is located in a safe area, with secure...

**Gross Monthly Rental** R12,720 Ex Vat

**Lease Period** 12 months

**Available From** Immediately

Floor Size m <sup>2</sup>	106	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

## CONTACT US

Call the Officeplace Broker

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