

# 8,500 pm

Prime Office Space to Let in Kudiabor House, Brackenhurst, Alberton

 **45 m<sup>2</sup>**

Welcome to Kudiabor House, a well-positioned and professional office space located in the heart of Brackenhurst. This 45sqm office unit is available to let from 1 May 2025 at R8,500 per month excluding VAT and utilities. The space includes two private offices, ideal for a small business or growing team seeking a secure and well-maintained working environment.

Tenants will enjoy access to shared kitchen and ablution facilities, along with ample parking for staff and visitors. Prepaid electricity offers convenience and cost control, while the building itself provides excellent main road exposure and easy access from surrounding areas. A two-month deposit is required.

Situated on the prominent Hennie Alberts Street, this location offers excellent connectivity and visibility. Brackenhurst is a well-established suburb in Alberton, known for its mix of residential and commercial properties. The area provides a strong local customer base and is conveniently close to major routes, shopping centres, and other essential amenities. Whether you're meeting clients or growing your operations, this location supports both accessibility and...

**Gross Monthly Rental** R8,500 Ex Vat  
**Lease Period** 12 months  
**Available From** Specific Date

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 45         | <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  
**Nkululeko Vilakazi**  
**Cell** No. 066 037 4915  
**Email** [nkululeko@officeplace.co.za](mailto:nkululeko@officeplace.co.za)

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** [contact@officeplace.co.za](mailto:contact@officeplace.co.za)

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