

# 20,700 pm

Prime First Floor Office Space to Let at H-Santos Building,  
Bruma, Johannesburg

 **225 m²**

Located in the H-Santos Building at 30 Arena Close, this first-floor office unit offers 225 sqm of well-maintained space in a secure, professional setting. Ideal for businesses seeking both quality and convenience, the unit is available immediately with flexible lease terms of up to three years.

Rental: R92 per sqm per month, excluding VAT.  
Note: Rates may vary depending on lease length and space requirements. Utilities are billed separately.

On-site features and amenities include:  
Backup power and water.  
Secure storage (subject to availability).  
Braai facilities for staff or client functions.  
24/7 security with alarm systems and armed response.  
Owner-managed building for responsive maintenance and service.

Parking options:  
Basement bays at R395 per month.  
Open or covered bays at R290 per month.

Office layout plans are available on request.

**Gross Monthly Rental: R20,700 Excl. Vat**  
In Johannesburg, a R20,700 per month hub in Johannesburg, this office enjoys seamless connectivity to major transport routes including the N3 and R24 highways. It is just a short drive to O.R. Tambo International Airport and close to Eastgate Mall and Bedford...  
**Lease Period: 12 months**  
**Available From: Immediately**

<b>Floor Size m²</b>	225	<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  
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