

# 45,543 pm

16 Jan Smuts Avenue | Premium Office Space to Let in Parktown, Johannesburg

 **303 m²**

A fully furnished, A-Grade office space measuring 303.62sqm is available to let at 16 Jan Smuts Avenue. Designed to impress from the moment you step through the double doors into the glazed double-volume foyer. This is a ground floor unit featuring well-maintained flooring, standard office lighting, natural light, air conditioning, kitchen and bathroom facilities. There are multiple doors leading to an entertainment and bar area. Rental excludes VAT and utilities.

Complementing the office space is a charming four-bedroom guest house, which is optional to rent. The heritage building features original wooden flooring, high pressed ceilings, and lead glass windows, offering a blend of classic elegance and modern functionality. Positioned for maximum visibility along Jan Smuts Avenue, the property boasts easy access to the M1 highway via St Andrews Road.

Security is paramount, with a gated entrance, guard house, and parking. Basement parking is R700 per month, shaded parking is R600 per month and open parking is R500 per month. The property is equipped with a generator in the basement for full backup power, and a borehole supplies...

**Gross Monthly Rental** R45,543 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                      |            |                         |     |
|----------------------|------------|-------------------------|-----|
| <b>Floor Size m²</b> | 303        | <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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