

34,467 pm

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

 **229 m²**

A fully furnished, A-Grade office space measuring 229.78sqm 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 first 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 R34,467 Ex Vat
Lease Period 12 months
Available From Immediately

Floor Size m²	229	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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