

# 36,872 pm

Prime Office Space to Let at Eton Office Park, Bryanston

 **351 m<sup>2</sup>**

Situated at the prominent corner of Sloane Street and Harrison Avenue, Eton Office Park offers a well-connected and easily accessible location in the heart of Bryanston. The office park enjoys seamless access to Winnie Mandela Drive, making commutes convenient for employees and clients alike. The vibrant Bryanston area is renowned for its blend of corporate activity and lifestyle amenities, including nearby shopping centres, gyms, restaurants, and excellent public transport options, ensuring a work-life balance for tenants.

This fully fitted ground-floor office spans 351.17m<sup>2</sup> and is move-in ready. The unit features a professional reception area, boardrooms, a large open-plan space, private offices, and a dedicated kitchen/canteen. Tenants also have the flexibility to customize and partition the space to suit their business needs, with tenant installation allowances of R315 per m<sup>2</sup> for a 3-year lease and R525 per m<sup>2</sup> for a 5-year lease. Shared bathrooms are conveniently located on each floor, and the property is equipped with 24/7 security for peace of mind.

Additional amenities include high-speed fibre connectivity and water...

**Gross Monthly Rental** R36,872 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	351	<b>Security</b>	Yes
<b>Parking Bays</b>	4.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Marques Rutter**  
**Cell** No. 060 672 6942  
**Email** marques@officeplace.co.za

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

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