

125,400 pm

Modern Office Space to Let at 4 Karen Street, Bryanston

 **760 m²**

This premium office space on the ground floor offers a versatile layout that is both functional and stylish. Spanning 760m², the unit features fully fitted offices, a spacious open-plan area, private kitchen facilities, and multiple boardrooms. Tenants have the flexibility to partition the space further to suit specific requirements, whether for additional offices or meeting rooms.

The unit boasts modern industrial finishes, including exposed brickwork and concrete soffits, creating a contemporary and professional environment. Shared bathrooms are conveniently located on the same floor. The building is equipped with fibre internet and generator backup (pro rata diesel), ensuring uninterrupted operations.

Rental Details:

Gross Rental Rate: R165/m² (excluding VAT, parking, and utilities).

Parking:

Open bays: R550 per bay/month.

Basement bays: R750 per bay/month.

Deposit: Three months' gross exit rental.

Escalation: 8% annually.

Gross Monthly Rental R125,400 Ex Vat

Lease Period 36 months

Available From Immediately
Situating in the sought-after Bryanston business hub, this property offers tenants a prestigious address with excellent accessibility. Bryanston is well-known...

Floor Size m²	760	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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