


# 116,560 pm

Fully Fitted Ground Floor Office in Silver Stream Business Park, Bryanston

 **752 m<sup>2</sup>**

Located in the secure and well-positioned Silver Stream Business Park at 10 Muswell Road, Bryanston, this ground-floor office offers a professional and functional workspace with easy access to both Winnie Mandela Drive and Main Road, ensuring excellent connectivity to the greater Sandton area.

This fully fitted unit features its own private entrance, enhancing convenience and privacy. The interior includes spacious boardrooms, a welcoming reception area, open-plan workspaces, private offices, a private kitchen, and a store room. Shared bathrooms are located on each floor throughout the building.

The park is equipped with 24/7 security, fibre connectivity, as well as generator and water backup, ensuring business continuity.

#### Rental Details:

Gross Rental: R155/m<sup>2</sup> (Excluding VAT, utilities and parking).  
Availability: Immediately.

#### Parking Options:

Open Bays: R520 per bay per month, covered bays: R700 per bay per month and basement bays: R770 per bay per month.

**Gross Monthly Rental: R116,560 Excl. Vat**  
**Lease Period: 36 months**  
**Available From: Immediately**

Floor Size m <sup>2</sup>	752	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

## CONTACT US

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