

# 126,625 pm

Prime Office Space to Let in Bryanston Place Office Park,  
Bryanston, Sandton

 **1013 m<sup>2</sup>**

Positioned in the sought-after Bryanston Place Office Park at 199 Bryanston Drive, this first-floor office unit offers a well-designed and functional layout ideal for a growing business. The 1,013m<sup>2</sup> space comes fully fitted and includes a welcoming central reception area, a mix of open-plan sections and enclosed offices, private boardrooms, and a dedicated kitchen, making it a turnkey solution for immediate occupation.

Tenants will benefit from essential business continuity features such as full generator and water backup systems. The building is also equipped with fibre connectivity, providing seamless internet access for a modern, connected workspace.

Parking options are flexible and convenient, with open bays at R520 per bay per month, shaded bays at R700 per bay, and basement bays at R800 per bay (all excluding VAT).

Bryanston is one of Johannesburg's premier business nodes, known for its accessibility, amenities, and professional environment. Located just minutes from Sandton and close to key transport routes, Bryanston offers an excellent balance of work and lifestyle. Employees and clients alike will enjoy proximity to...

**Gross Monthly Rental** R126,625 Ex Vat  
**Lease Period** 36 months  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	1013	<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

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