

41,280 pm

Prime P-Grade Office Space to Let - The Main Straight Office Park, Bryanston

 **258 m²**

Situated within the prestigious Main Straight Office Park at 392 Main Road, Bryanston, this P-Grade office space offers an exceptional business address in one of Johannesburg's most sought-after commercial nodes. The office park boasts seamless access to the N1 highway as well as key public transport routes, ensuring convenience for both staff and clients.

Located on the second floor, the 258m² office is fully fitted and ready for immediate occupation. The layout includes a professional reception area, a spacious open-plan workspace, a boardroom for meetings, multiple private offices, and a private kitchenette. The unit is also equipped with fibre internet connectivity, offering tenants fast and reliable online access.

Tenants can take advantage of a generous Tenant Installation allowance on 3- and 5-year leases, making it easy to tailor the space to your business's exact needs. Business continuity is supported with full generator backup and water backup systems, ensuring uninterrupted operations at all times.

Rental and Parking:
Gross rental: R160/m² (excluding VAT, parking, and utilities.)
Basement parking bays: R950 per bay...

Gross Monthly Rental R41,280 Ex Vat

Lease Period 36 months

Available From Immediately

Floor Size m²	258	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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