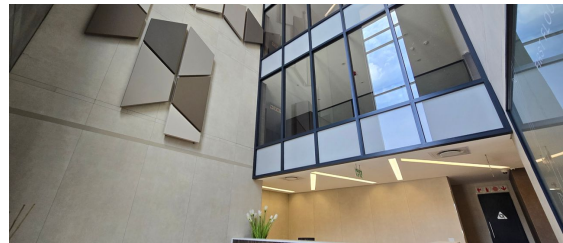
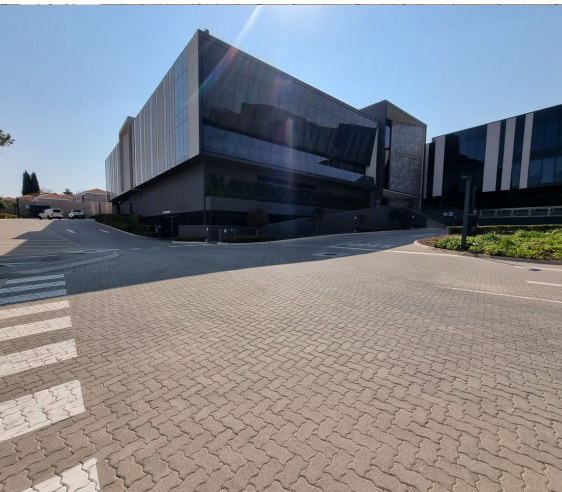




**Sandton, Gauteng**

Contemporary Office Space  
with Backup Power Available  
for Lease in Bryanston.



This modern office space, located in the heart of Bryanston, offers a professional and secure environment for businesses of all sizes. With 24-hour security and access control, tenants can feel assured that their office is protected around the clock. The building is fully equipped with backup power and water, ensuring smooth operations even in the event of power outages or disruptions. In addition, fibre optic connectivity is available, providing high-speed internet for all digital needs.

The property also offers excellent signage opportunities, increasing visibility for your business. For those interested in maintaining a healthy work-life balance, the office is conveniently located near a gym, promoting fitness and energy throughout the workday. Ample parking is available for both tenants and visitors, ensuring convenience for all. With its prime location close to public transport and its range of features, this office space is an ideal choice for businesses looking for both functionality and accessibility.

**R417,920 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R160

**FEATURES**

|                                     |                       |
|-------------------------------------|-----------------------|
| Gross Monthly Rental Available From | R417,920 Excl. VAT    |
| Lease Period                        | Immediately 12 months |
| Building Size (m <sup>2</sup> )     | 2612                  |
| Land Size (m <sup>2</sup> )         | 29370                 |
| Zoning                              | Commercial            |
| Security                            | Yes                   |
| Power 3 Phase                       | No                    |
| Air Conditioning                    | No                    |

**WEB REFERENCE NO.**  
**COM21229**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



**CONTACT**  
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