



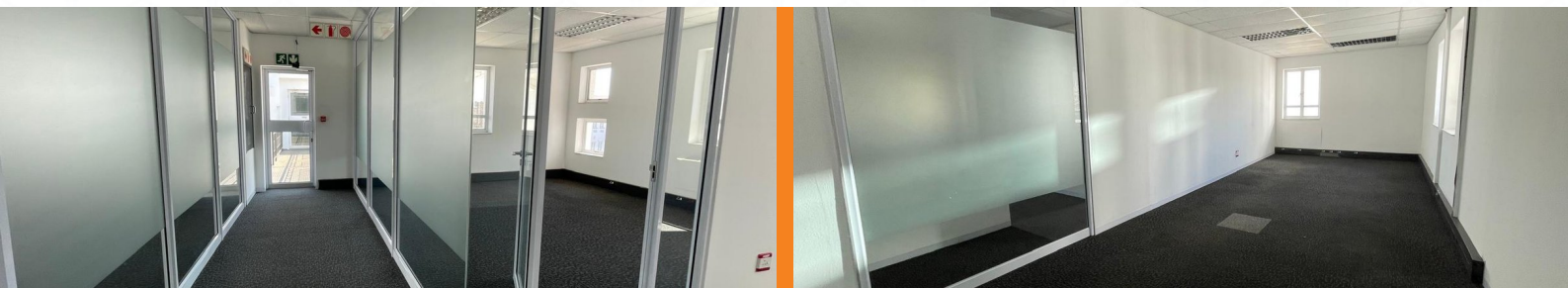
9626.0M² OFFICE **FOR SALE** IN BRYANSTON

Situated in the sought-after commercial hub of Bryanston, this well-established office park offers a compelling investment opportunity within one of Johannesburg's most desirable business nodes. The property comprises approximately 9,625m² of gross lettable area, distributed across five modern office buildings with practical ground and first-floor configurations. With a strong occupancy level of approximately 98%, the asset delivers immediate and reliable rental income while limiting vacancy exposure. The high tenant retention rate reflects consistent demand for quality office accommodation in this location.

Contemporary building design is enhanced by well-maintained landscaped gardens and ample on-site parking, creating a professional and attractive working environment for occupiers. The flexible office layouts allow for a variety of tenant types, including corporate users and professional service firms, ensuring sustained market relevance. Ideally positioned close to Nicolway Shopping Centre, the office park benefits from convenient access to key amenities as well as excellent connectivity via William Nicol Drive and the N1 highway. This income-producing commercial property represents a secure, long-term investment offering stability and future growth within a prime Bryanston office precinct.

Features:

- Office Size (m²): 9626.0
- GLA (m²): 9626.0
- Erf Size (m²): 8132.34
- Zoning: Commercial
- Building Grade: B-Grade



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R122,500,000
EXCL. VAT