

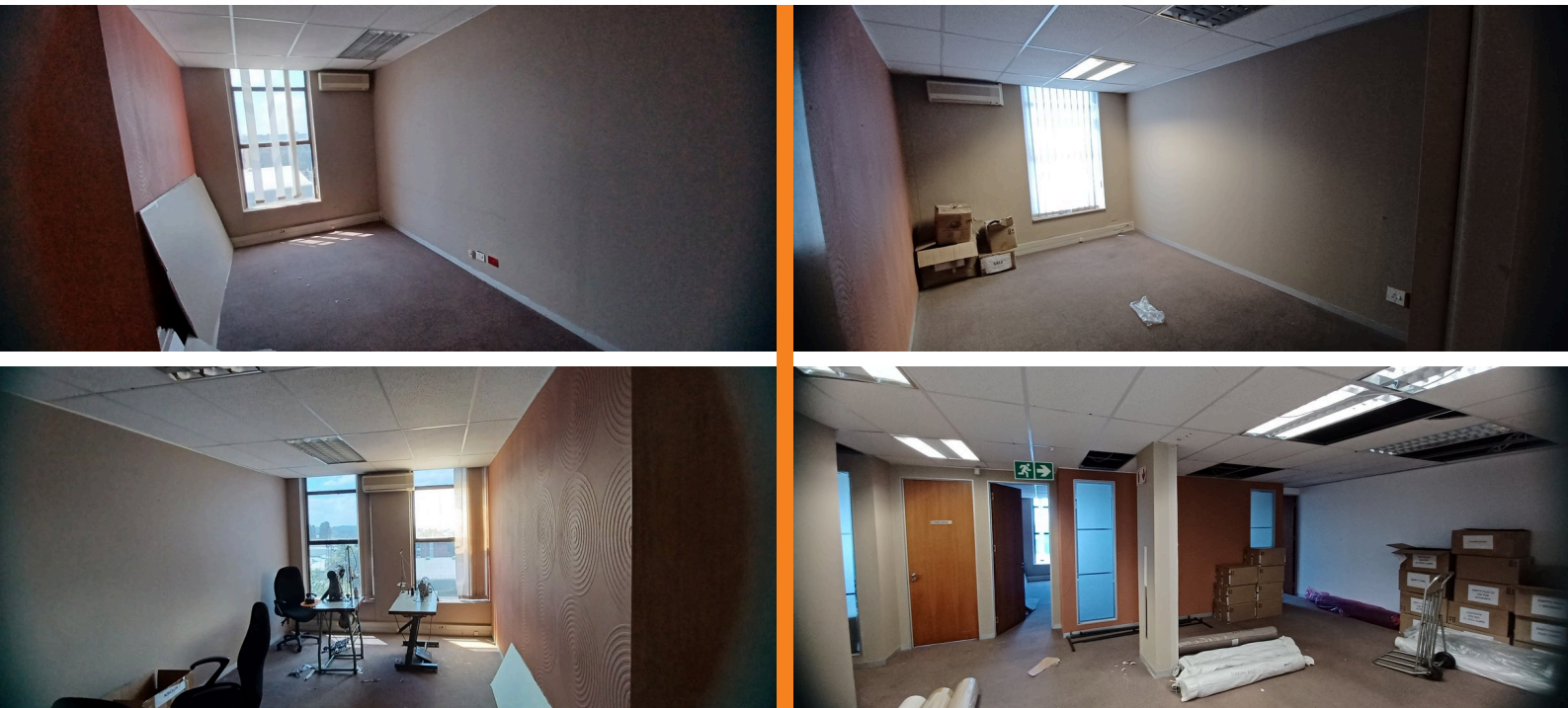
295M² OFFICE TO LET IN HYDE PARK

This 295m² first-floor office at 382 Jan Smuts Avenue, Rosebank, provides a versatile and fully equipped workspace, ideal for businesses seeking a professional and adaptable environment. Fitted with carpet throughout, the office offers the option to install drywall partitions, allowing for private offices, collaborative zones, or a fully open-plan layout tailored to operational needs. Shared kitchenette and bathroom facilities add convenience for staff, while full backup power ensures uninterrupted operations and business continuity. Tenants signing 3- or 5-year leases may benefit from a tenant installation allowance, which can be applied toward modifications or improvements to customise the space. The office complex is secured with 24-hour security, providing peace of mind for employees and clients alike. Parking options include shaded bays at R450 per bay and basement parking at R550 per bay, ensuring accessibility for staff and visitors. Strategically positioned within walking distance to shops and close to major amenities, restaurants, and public transport, this office combines flexibility, security, and excellent connectivity, making it a prime location for growing businesses in Rosebank.

Features:

● GLA (m²): 295

● Zoning: Commercial



COM24110

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R32,450
PER MONTH EXCL. VAT