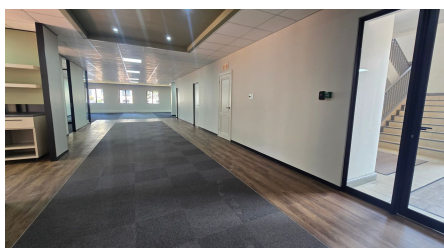
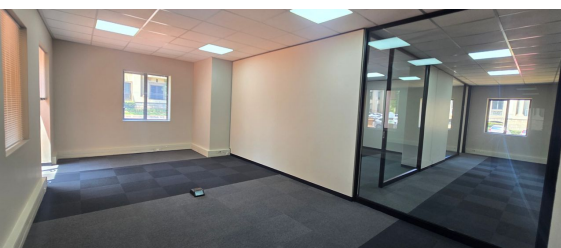




**Sandton, Gauteng**

Prime Office Space TO LET at  
Parc Nicol Office Park,  
Bryanston



Located in the prestigious Parc Nicol Office Park at 3001 William Nicol Drive, Bryanston, this office space offers an ideal setting for businesses looking to establish themselves in a thriving commercial area. The office park is conveniently positioned with easy access to the N1 highway, providing excellent connectivity for both employees and clients.

**R59,520 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R155

WEB REFERENCE NO.  
**COM21659**

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



This 384m<sup>2</sup> ground floor office has been newly fitted with a modern layout, ready for immediate occupancy. It features a welcoming reception area, private offices, a boardroom, and a comfortable waiting area. Tenants will also enjoy private amenities, including dedicated toilets, a kitchen, and balconies for informal breaks or casual meetings. The building is equipped with high-speed fibre internet and a generator for uninterrupted power supply. Parking options are available, including open bays at R450 per bay and basement bays at R650 per bay. The gross rental rate is R155/m<sup>2</sup> excluding VAT, parking, and utilities. Bryanston, one of Johannesburg's most sought-after business districts, offers excellent accessibility, with nearby shopping centres, restaurants, and other essential amenities, making Parc Nicol an attractive location for businesses.

**FEATURES**

Gross Monthly Rental Available From Lease Period	R59,520 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	384
Land Size (m <sup>2</sup> )	384
Zoning	Commercial
Security	No
Power 3 Phase	No
Air Conditioning	No

**CONTACT**  
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