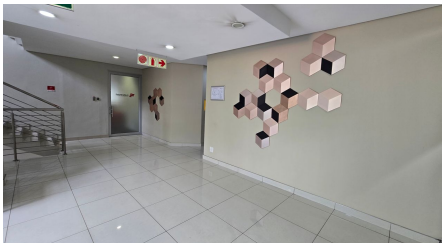
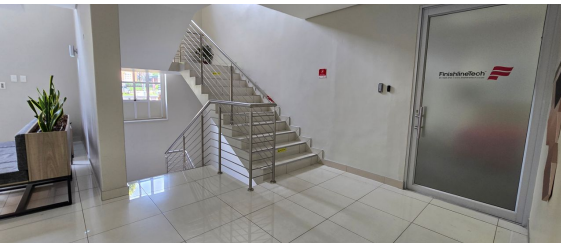




**Sandton, Gauteng**

**Fully Fitted 206sqm Ground Floor Office in Bryanston**



This fully fitted 206m<sup>2</sup> ground-floor office in Bryanston offers a modern and functional workspace with backup power and water systems, ensuring uninterrupted operations. Ideally located on Georgian Ave, it provides excellent accessibility via public transport and is conveniently close to the N1 off-ramp, making it a strategic choice for businesses seeking a prime location. Parking, VAT, and utilities are additional to the listed rental. Don't miss the opportunity to secure this premium office space in one of Bryanston's most sought-after areas. Contact me for a viewing.

**R27,456 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R132

**WEB REFERENCE NO.**  
**COM23200**

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



**FEATURES**

Gross Monthly Rental Available From Lease Period	R27,456 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	208
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**CONTACT**  
**ROBIN HING**

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