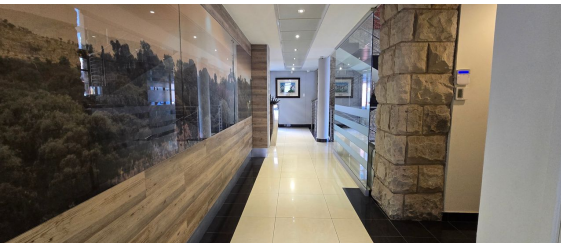




**Sandton, Gauteng**

**260m<sup>2</sup> Ground Floor Office in Bryanston**



This 260m<sup>2</sup> ground-floor office space in a modern office complex offers a bright, inviting workspace with excellent natural light and prominent visibility from Main Road. The office features a reception area, two spacious boardrooms, four private offices, a large kitchenette, a comfortable pause area, and a private balcony, providing a versatile and functional layout. Equipped with backup water and generator systems, 24/7 high-quality security, and a 4-star Green Star rating, it ensures reliability and sustainability. Located just minutes from major freeways, shopping centers, and the N1 Western Bypass, it offers unparalleled accessibility to Bryanston, Sandton, and Randburg, making it a strategic choice for businesses seeking convenience, style, and efficiency.

**R36,400 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R140

**WEB REFERENCE NO.**  
**COM23204**

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for more information about this property



**FEATURES**

Gross Monthly Rental Available From Lease Period	R36,400 Excl. VAT Immediately 36 months
Building Size (m <sup>2</sup> )	260
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

**CONTACT**  
**ROBIN HING**

083 790 6329 / (010) 3006441  
robin@3cubeproperty.co.za