

To Let

10 Junction Block B

10 Junction Road, Parktown, Johannesburg, Gauteng, 2193

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The Building

10 Junction

10 Junction Road in Parktown is a well positioned office property that combines accessibility, functionality, and professional appeal. Located just a few kilometers from Johannesburg's CBD and Rosebank, the building benefits from direct access to Empire Road and major arterial routes, making it convenient for both private and public transport users. The offices range between approximately 495m² and 557m², offering flexible layouts that include a mix of private offices, open plan workspaces, boardrooms, and collaborative areas. Interiors are designed to maximize natural light, creating a bright and energy efficient environment that reduces reliance on artificial lighting. The property is plug and play ready, minimizing fit out requirements for tenants and allowing for quick occupation. Parking facilities are available on site, and the building is within walking distance of Rea Vaya BRT and Gautrain bus routes, ensuring strong connectivity for staff and visitors. Its location in Parktown places it near major healthcare institutions, educational facilities, and established residential suburbs, which adds to its convenience and prestige. With its combination of modern office space, transport accessibility, and proximity to key amenities, 10 Junction Road is an attractive option for professional firms seeking a central and practical base in Johannesburg's northern corridor.

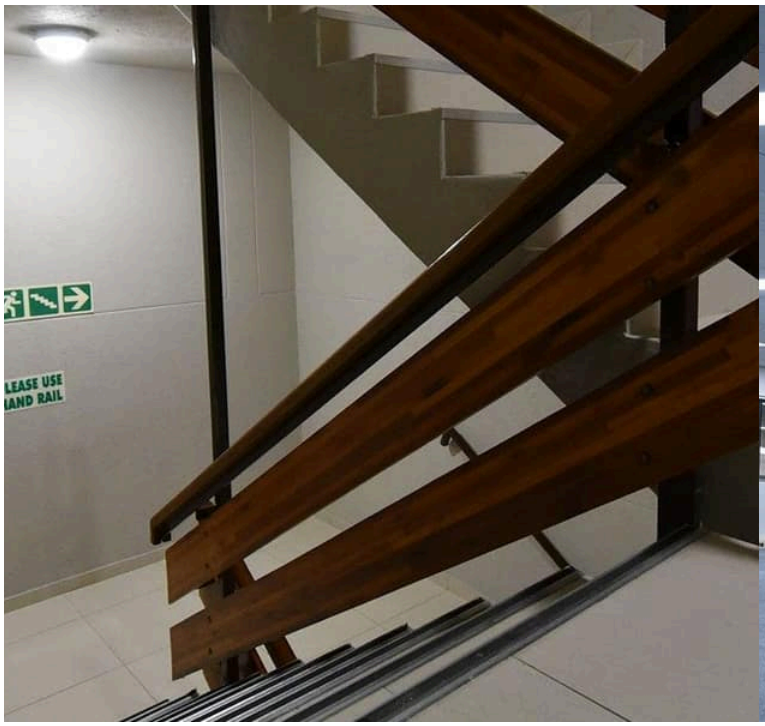
Features

Free-standing property | Strategically positioned | Private offices | Open-plan areas | Access to major public transport routes | Great visibility | M1 Highway

Building information

Gross Lettable Area	**10,817 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

3622m2 Office Space To Let Parktown

This free standing property allows itself to be sub divided into 2 separate office blocks. It is very well maintained and has recently become available To Let. It is well located in the heart of Parktown and in very close proximity to the Netcare Hospital and thus providing branding exposure. The property is also situated close to the Wits University Medical campus. It has ease of access to the general public transport network and is also located in very close proximity to the M1 Highway. Tenant Installation Allowance: One month of nett rental for each lease year, subject to a minimum lease period of three years.Parking Ratio: 5 bays per 100m^2.Utilities: Metered (excludes electricity, water, and sewerage).

Unit information

Monthly rental	**R 380 310,00**
Gross lettable area	**3,622 m^2**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

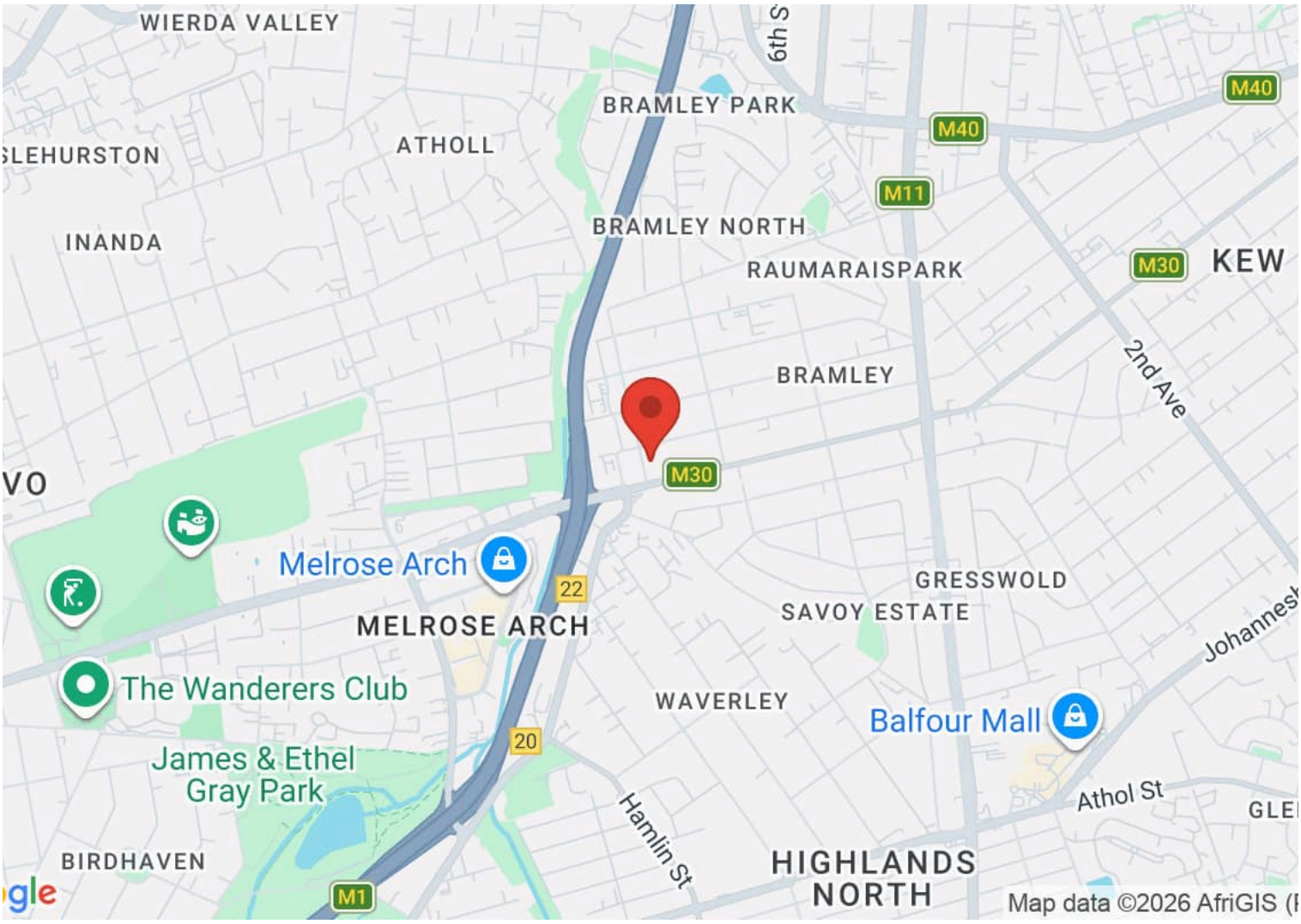
Rental information

Rates and Taxes

Gross rental	Rate: **R 105,00 / m²**
Net rental	Rate: **R 92,46 / m²**
Assessment rates	Rate: **R 12,13 / m²**

Parking

Basement	**R 550.00 per bay**
Open	**R 450.00 per bay**



Get in touch



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