

To Let

8 Hillside Road O3/B2

8 Hillside Road, Parktown, Johannesburg, Gauteng, 2193

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

8 Hillside Road

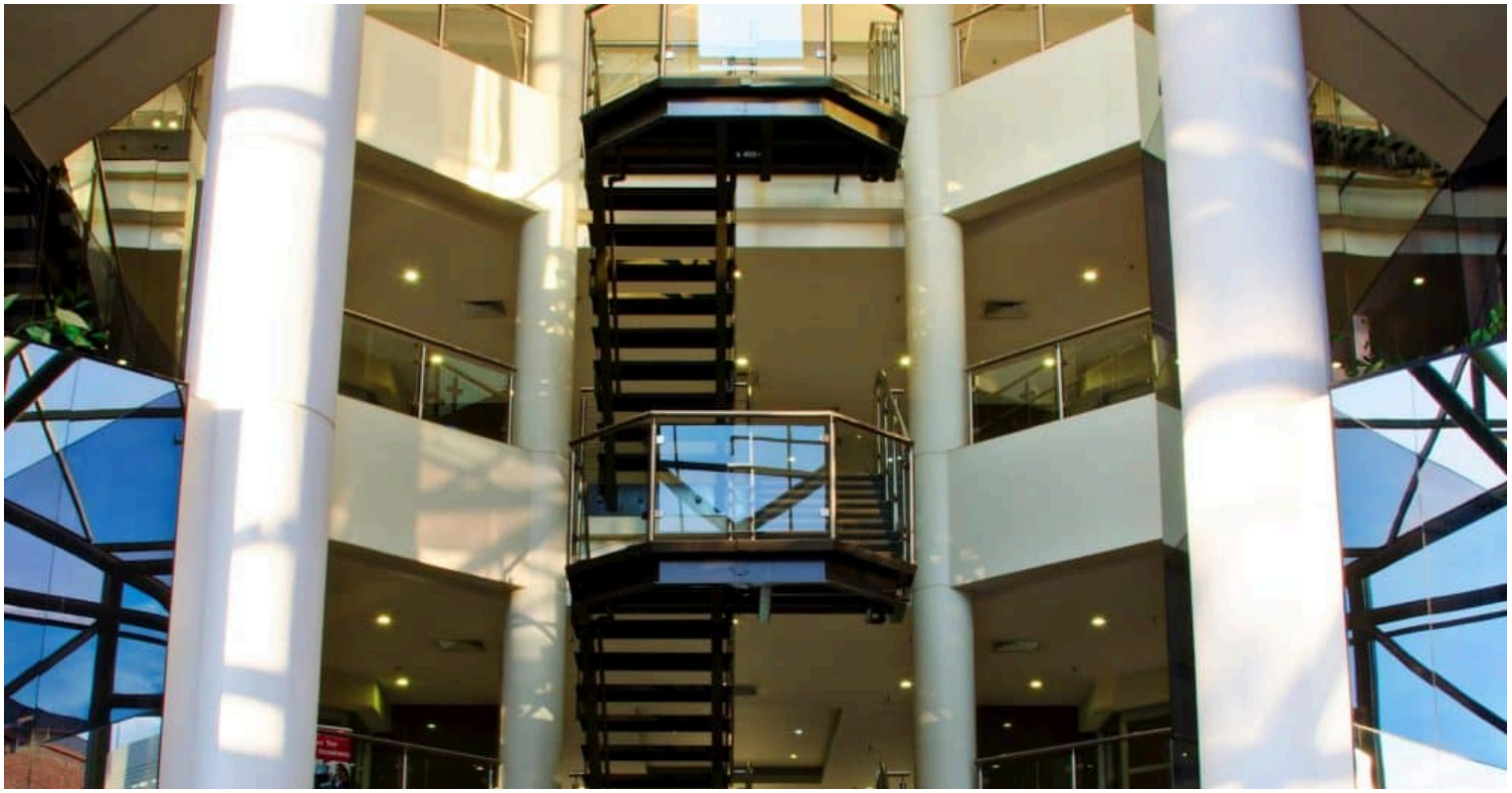
8 Hillside Road in Parktown, Johannesburg is a modern office park designed to provide both functionality and a professional atmosphere for corporate tenants. The property consists of two well maintained buildings set within landscaped gardens, creating a calm and attractive working environment. Inside, offices are arranged around a central atrium that allows natural light to flow through the space, enhancing productivity and comfort. Flexible floor plates accommodate a range of business needs, with options for open plan layouts or private offices. The park also includes entertainment areas that can be used for staff functions or corporate events, adding to its versatility. Security is a priority, with 24 hour access control and on site monitoring ensuring peace of mind for occupants. Conveniently located near major transport routes and within walking distance of shops and restaurants, 8 Hillside Road offers a strategic and appealing base for businesses seeking premium office space in Johannesburg's Parktown district.

Features

Prime position | Close to major transport routes | Multi-tenanted office space | Two modern buildings | Landscaped gardens | Flexible office space | Size range from 3399-1384m2 | Contemporary finishes | Built around an atrium | Natural lighting | Spacious layouts | Entertainment areas | 24 On-site security | Landscaped gardens | Premium office space

Building information

Gross Lettable Area	**16,620 m²**
Grade	**B Grade**
Building sector	**Office**







The Space

962.18m² Office space available to let unit in 8 Hillside, Parktown, Johannesburg.

962.18m² Office space available to let unit in 8 Hillside, Parktown, Johannesburg.Rent Free8 months RENT FREE - 5 Year Lease2 months RENT FREE - 3 Year LeaseSpread throughout lease termTenant will be liable for rates, op costs and utilities forthe periodTenant Installation Allowance5 months on a 5 year lease3 months on a 3 year lease

Unit information

Monthly rental	**R 106 931,60**
Gross lettable area	**930 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental		Rate: **R 115,00 / m²**
Net rental		Rate: **R 96,22 / m²**
Assessment rates		Rate: **R 18,78 / m²**

Levies & Fees

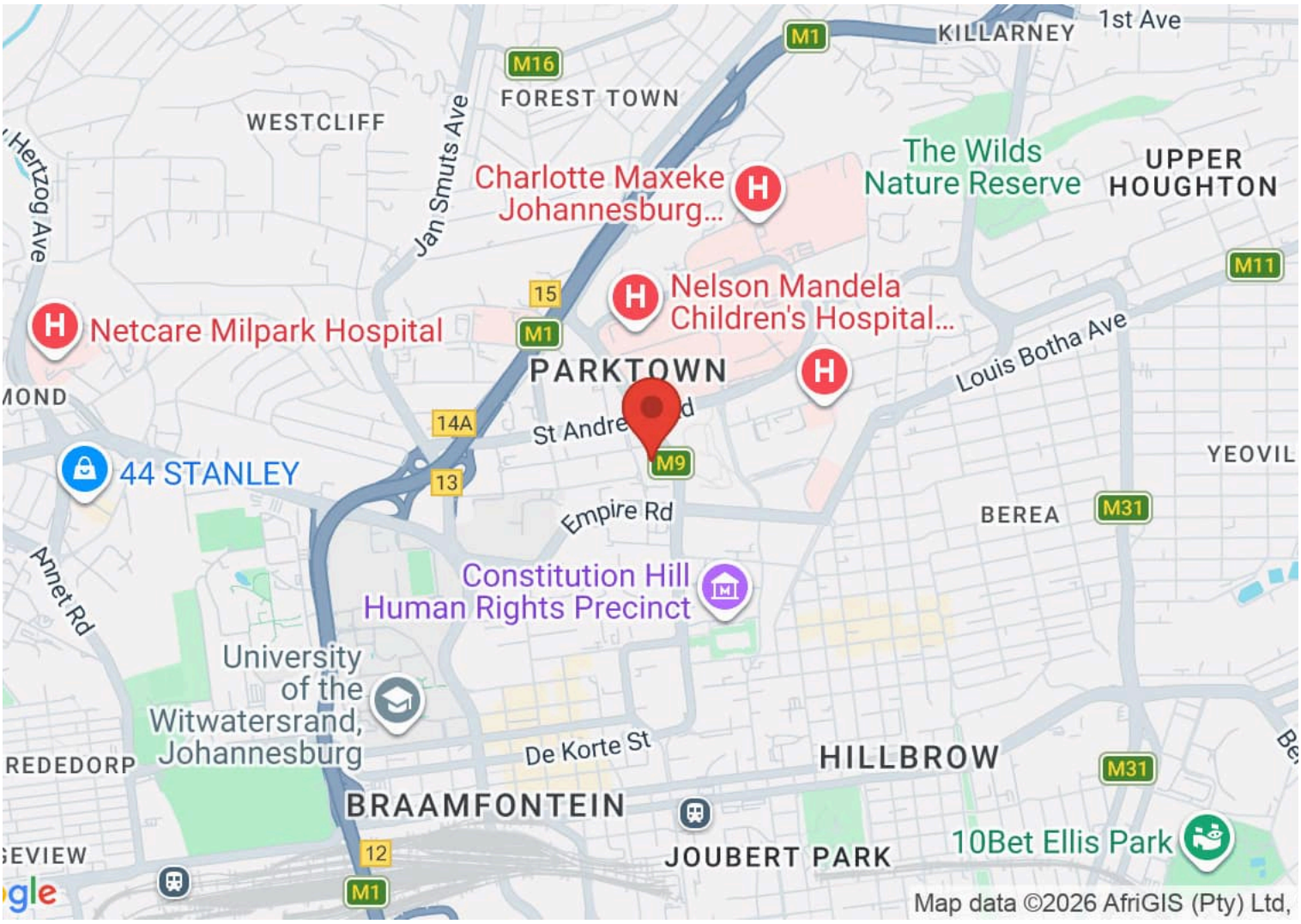
Aircon Maintenance Fee		Rate: **R 0,14 / m²**

Additional Features

Storage rooms		Rate: **R 57,00 / m²**

Parking

Covered	23	**R 750.00 per bay**
Open	7	**R 600.00 per bay**



Get in touch



Angie Stroebel
astroebel@broll.com | +27823719726