

# 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

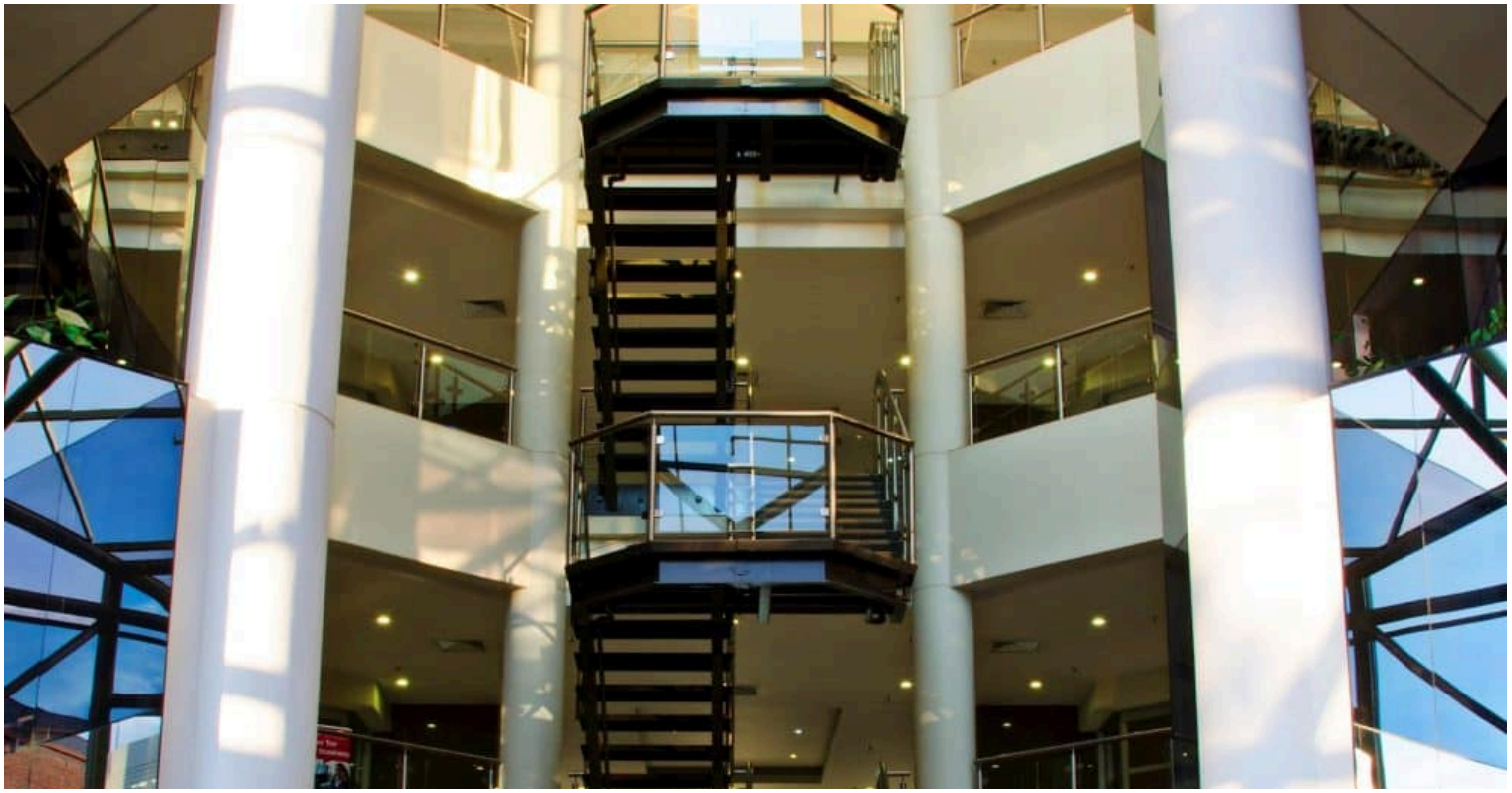
8 Hillside Road in Parktown, Johannesburg is a modern office park designed to provide both functionality and a professional atmosphere for corporate tenants. The property consists of two well maintained buildings set within landscaped gardens, creating a calm and attractive working environment. Inside, 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

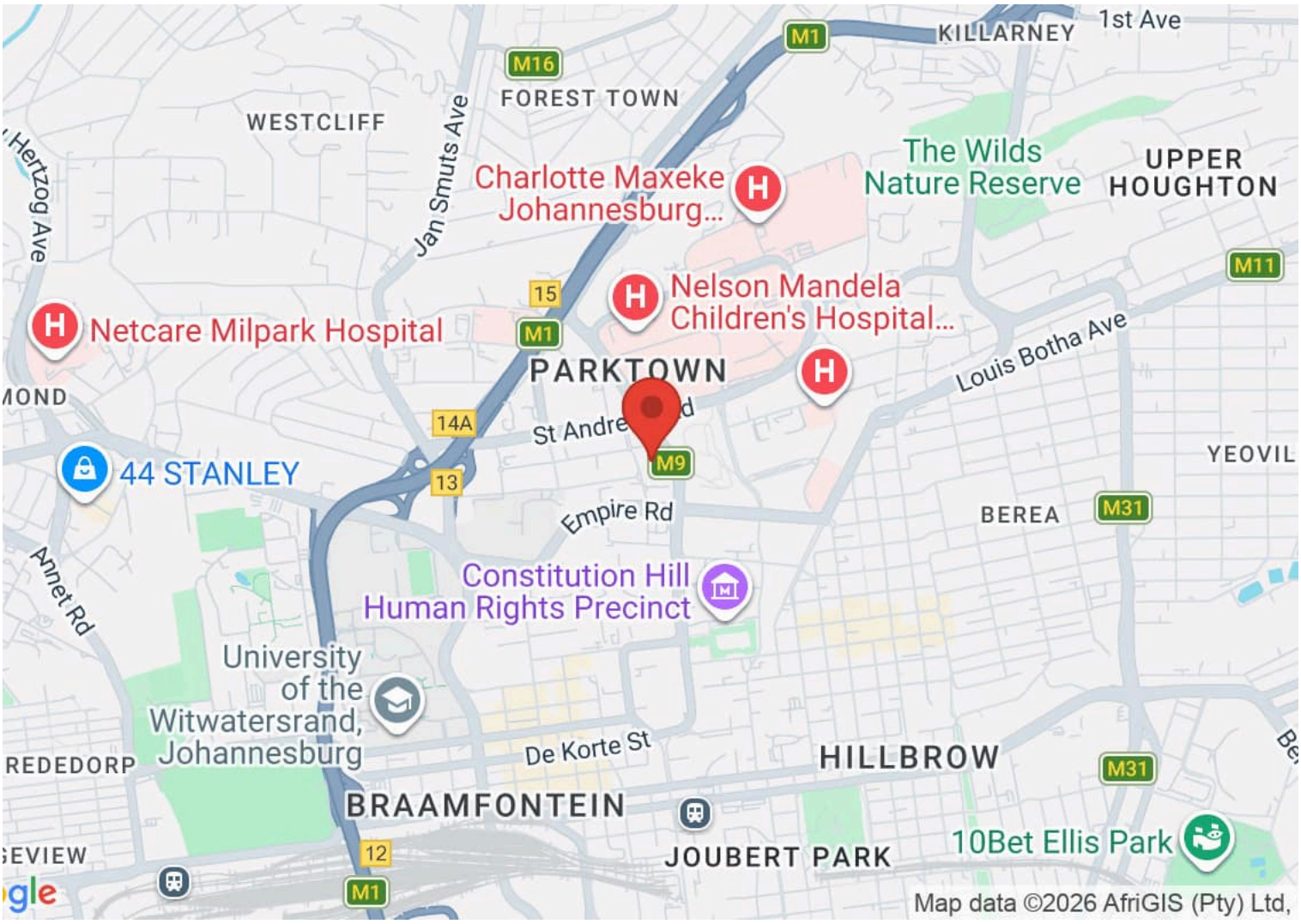
| | | |
|---|---|---|
| Aircon Maintenance Fee | | Rate: **R 0,14 / m²** |

## 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



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