

To Let

Ballyoaks Office Park Building A | Pin Oak House

35 Ballyclare Drive, Bryanston, Sandton, Gauteng, 2021

CUSHMAN & WAKEFIELD | broll

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The Building

Ballyoaks Office Park

Ideally located on Ballyclare Drive, this well-established A-grade park offers clean, uncluttered cubist design elements set amidst serene, well-maintained gardens and pause areas.It comprises of five freestanding, discreet office blocks with serene, well-maintained gardens that feature koi ponds and landscaped pause areas with a central coffee shop and premium, outdoor café.Silky Oak House - 5 653sqm Willow Oak Building - 4 104sqmLacey Oak House - 4 035sqmGolden Oak House - 5 875sqmPin Oak House - 2 518sqmEnergy performance certificates (EPCs) have been issued for each of Ballyoaks' five buildings. Four buildings are rated B (very energy efficient), and one building is rated C (energy efficient).

Features
Backup generator | Standby water | Fibre | Storerooms | Balconies

Building information

Gross Lettable Area	**23,799 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

183m² Office space available to let in Ballyoaks Office Park, Bryanston, Sandton.

Position your business in the sought-after Ballyoaks Office Park, ideally located on Ballyclare Drive in Bryanston. This premium A-grade office park offers contemporary architecture, beautifully landscaped gardens, tranquil koi ponds and outdoor pause areas.Situated on the ground floor of Building A, this newly fitted-out 183m² office offers a modern, move-in-ready workspace, complemented by a 7m² balcony. Enjoy the convenience of Doppio Zero Café on-site, perfect for informal meetings and lunch breaks.Key Features: Newly fitted-out 183m² office space Ground-floor position with a 7m² balcony Backup generator and standby water Fibre connectivity Storerooms available Parking available 5-Star Green Star rating Tenant installation allowance available on qualifying lease termsAn excellent opportunity to secure a modern office in a well-maintained, premium business park, offering convenience, comfort and a professional working environment.

Unit information

Monthly rental	**R 26 535,00**
Gross lettable area	**183 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

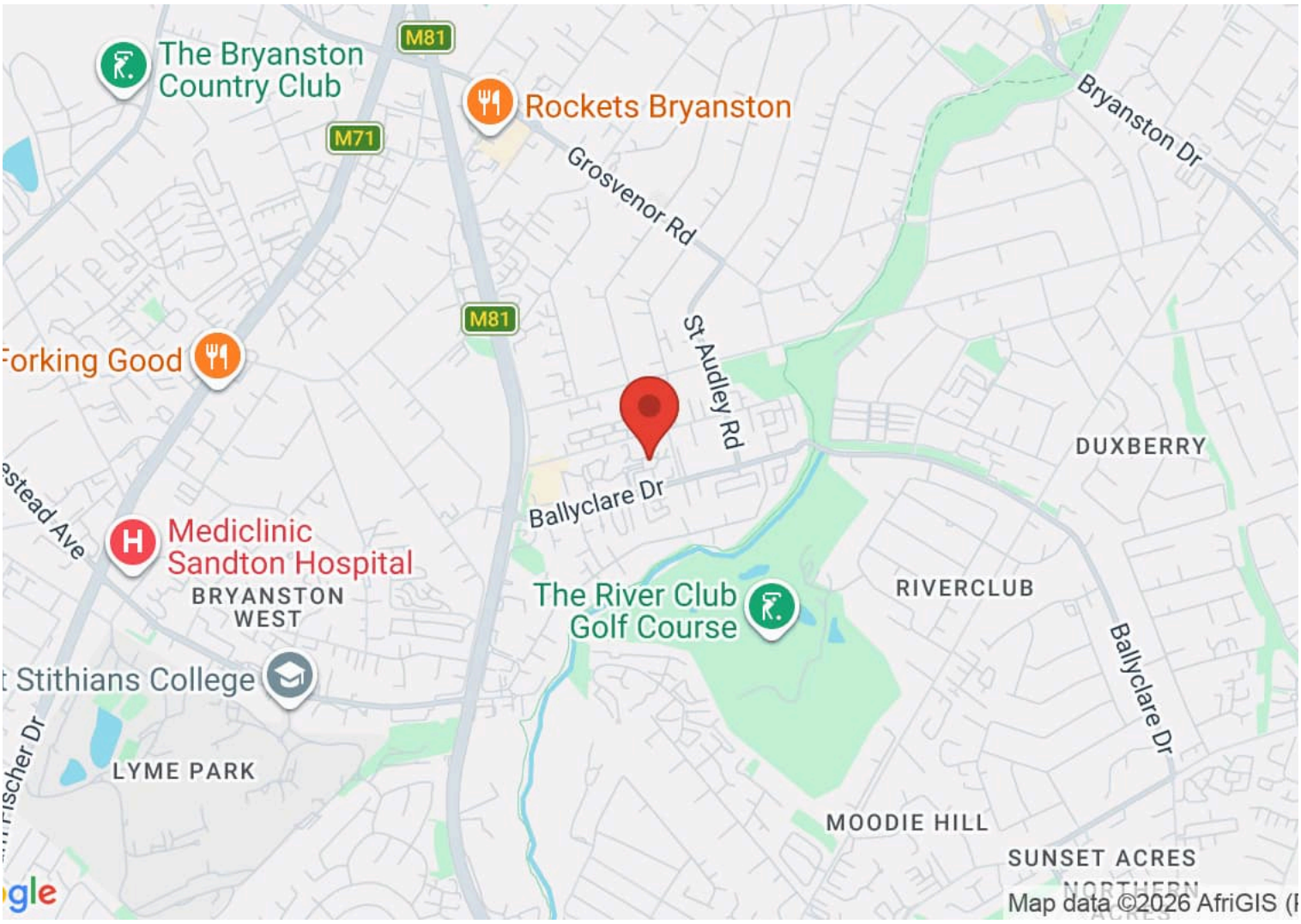
Gross rental		Rate: **R 145,00 / m²**
Net rental		Rate: **R 107,55 / m²**
Operations costs		Rate: **R 12,90 / m²**
Assessment rates		Rate: **R 24,55 / m²**

Additional Features

Balconies	Size: **7 m²**	Rate: **R 50,00 / m²**
Storage rooms		Rate: **R 50,00 / m²**

Parking

Basement	2	**R 800.00 per bay**
Shade cloth	2	**R 700.00 per bay**
Open	1	**R 520.00 per bay**



Get in touch



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