


# To Let

## Bryanston Main Straight Entire Block E Office 01-10

392 Cnr Portman & 392 Main Roads, Bryanston, Sandton, Gauteng, 2021

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Bryanston Main Straight

Bryanston Main Straight is a modern, P-Grade office building located in the prestigious and sought-after node of Bryanston. Offering premium commercial space, the building is designed to meet the highest standards, featuring a contemporary feel and top-tier amenities, making it an ideal choice for businesses seeking a professional and high-performance environment.The building is equipped with backup generators for all units, ensuring uninterrupted power supply and minimal disruption to business operations. In addition, 24-hour security and surveillance cameras provide peace of mind, ensuring a safe and secure working environment for tenants and visitors alike.Parking is plentiful, with 4 parking bays per 100m$^2$, providing ample space for both staff and visitors. For added convenience, storerooms are available at R75/sqm and R85/sqm, offering flexible storage options to suit various business needs.Buildings C and E are Green Rated, demonstrating a commitment to sustainability and eco-conscious building practices, aligning with the growing demand for energy-efficient, environmentally friendly workspaces.With its prime location, high-quality amenities, and commitment to sustainability, Bryanston Main Straight offers an exceptional opportunity for businesses seeking a modern, secure, and well-connected address in one of Johannesburg's most desirable business districts.

**Features**

24-hour security | surveillance cameras | secure environment | ample parking

## Building information

| | |
|---|---|
| Gross Lettable Area | **11,000 m$^2$** |
| Grade | **P Grade** |
| Building sector | **Office** |






# The Space

**2591.66m² Office space available to let in Bryanston Main Straight, Bryanston, Sandton.**

There are 4 parking bays available per 100 square metres. Storerooms are offered at R75.00 and R85.00 per square metre, depending on location and specifications. All patio areas are charged separately at R50.00 per square metre. CAD plans can be provided upon request. Basement parking is available at R950.00 per bay, with 159 bays currently on offer. Open parking is available at R560.00 per bay, with 89 bays available. Covered parking is also offered at R950.00 per bay, with 7 bays currently available

## Unit information

| | |
|---|---|
| Monthly rental | **R 414 665,60** |
| Gross lettable area | **2,592 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

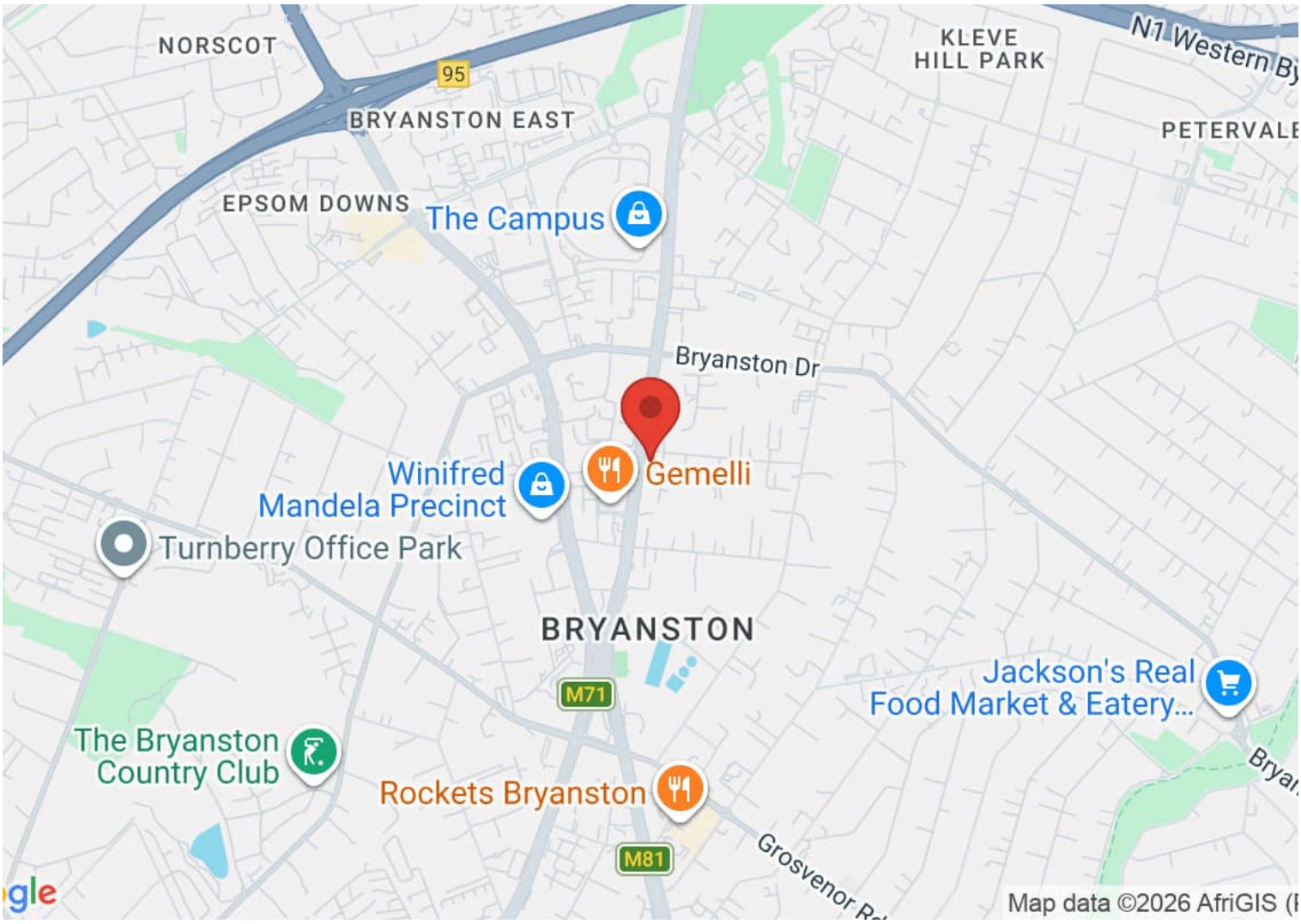
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|---|---|
| Gross rental | Rate: **R 160,00 / m²** |
| Net rental | Rate: **R 133,17 / m²** |
| Assessment rates | Rate: **R 26,83 / m²** |

## Additional Features

| | |
|---|---|
| Balconies | Rate: **R 75,00 / m²** |
| Storage rooms | Rate: **R 75,00 / m²** |

## Parking

| | | |
|---|---|---|
| Basement | 159 | **R 950.00 per bay** |
| Covered | 7 | **R 950.00 per bay** |
| Open | 89 | **R 560.00 per bay** |




# Get in touch



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