


# To Let

## Hurlingham Office Park Marula (C) Lower Ground 01

59 Woodlands Avenue, Bryanston, Sandton, Gauteng, 2074

https://www.cwbroll.co.za

# The Building

## Hurlingham Office Park

Hurlingham Office Park at 59 Woodlands Drive in Sandton is a premium business destination that combines modern design, operational resilience, and a prime location within Johannesburg's most sought after commercial corridor. Nestled on the edge of the Hurlingham and Sandton precincts, the park offers seamless access to William Nicol Drive, Sandton CBD, and the N1 highway, making it ideal for firms that value visibility and connectivity. The office park comprises multiple well maintained buildings set within landscaped grounds, creating a professional yet welcoming environment. Tenants benefit from 24 hour security, ample parking, and reliable backup systems including generator power and water storage, ensuring business continuity. Interiors are designed for flexibility, with open plan areas, private offices, and boardrooms that can be tailored to diverse operational needs. Natural light and green views enhance productivity, while communal courtyards and breakaway spaces encourage collaboration and informal networking.The property's appeal is strengthened by its proximity to Sandton's financial hub, retail centers, and public transport routes, positioning tenants within a thriving ecosystem of commerce and convenience. With its blend of prestige, practicality, and sustainability features such as energy efficient lighting and water saving initiatives, Hurlingham Office Park stands out as a future ready workplace for professional firms, corporates, and consultancies seeking a strategic base in Johannesburg's northern suburbs.

**Features**

24 Hour security | Retail complex| Close to Sandton and Bryanston. | Water tank & generator back up | Fibre connectivity

## Building information

| | |
|---|---|
| Gross Lettable Area | **16,159 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |







# The Space

**263m² Office space available to let in Hurlingham Office Park, Bryanston, Sandton.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 31 297,00** |
| Gross lettable area | **263 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

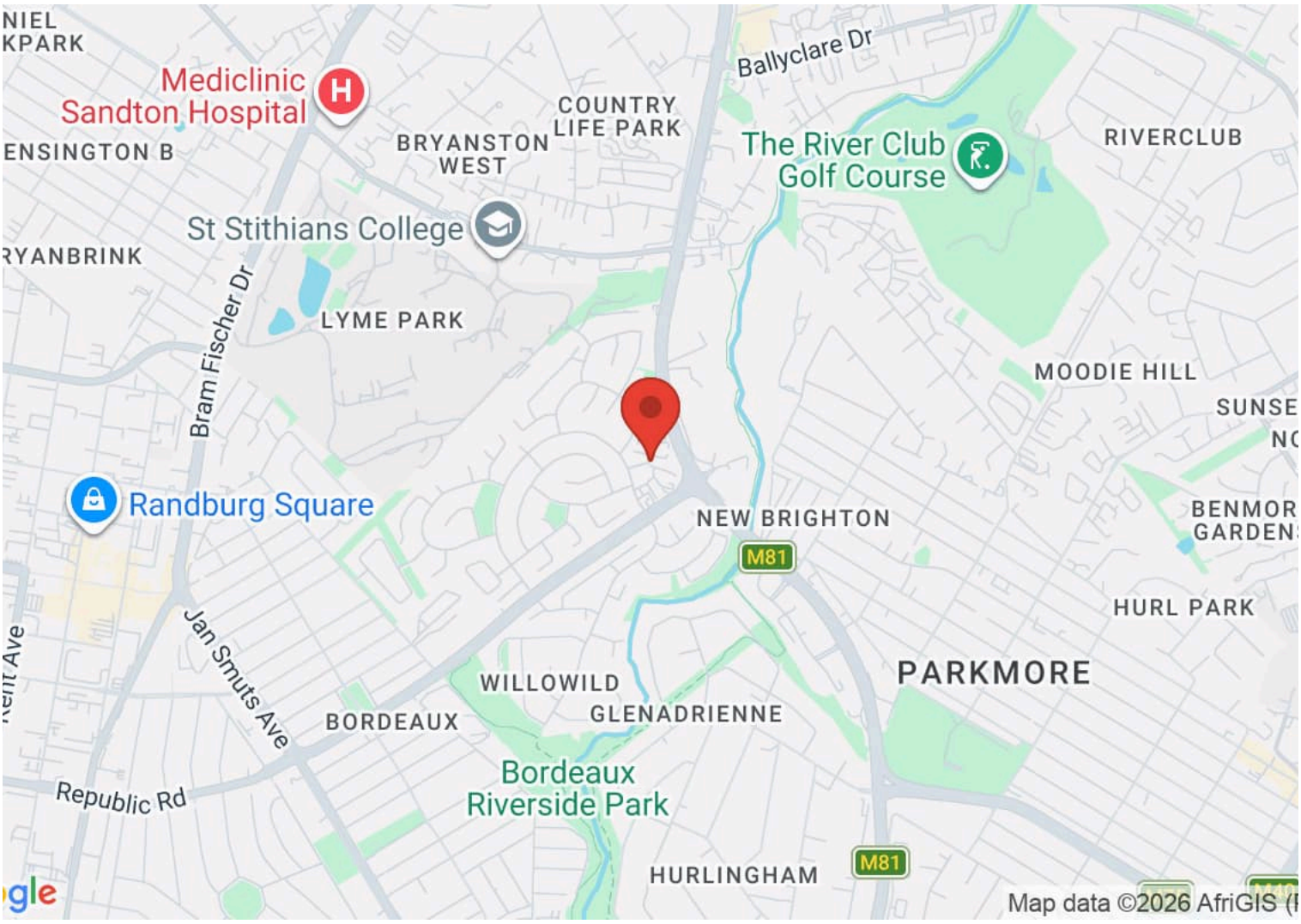
| | |
|---|---|
| Gross rental | Rate: **R 119,00 / m²** |
| Net rental | Rate: **R 119,00 / m²** |

## Additional Features

| | |
|---|---|
| Balconies | Rate: **R 50,00 / m²** |
| Storage rooms | Rate: **R 60,00 / m²** |

## Parking

| | |
|---|---|
| Basement | **R 600.00 per bay** |
| Shade cloth | **R 500.00 per bay** |
| Open | **R 400.00 per bay** |




# Get in touch



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