

To Let

Wedgefield Office Park BLKA-g/1a

17 Muswell Road, Bryanston, Sandton, Gauteng, 2021

https://www.cwbroll.co.za

The Building

Wedgefield Office Park

Wedgefield Office Park at 17 Muswell Road South in Bryanston is a well established commercial property that combines professional appeal with a tranquil working environment. The park features premium office suites ranging from smaller units to larger spaces of over 600 m^2, offering flexibility for both growing enterprises and established corporates. Its architecture is complemented by beautifully landscaped gardens, a central fountain, and a pond, creating a serene atmosphere that sets it apart from typical office developments. Secure access and ample on site parking ensure convenience and safety for tenants and visitors, while proximity to the N1 highway and major routes provides excellent connectivity to Sandton, Fourways, and Randburg. With serviced office options, coworking facilities, and traditional suites available, Wedgefield Office Park caters to a wide range of professional needs. Its combination of location, flexible workspace solutions, and landscaped surroundings makes it an attractive base for businesses seeking both prestige and practicality in Bryanston.

Features
Premium office park | 133–840 m^2 | Flexible layouts | 24-hour security | Parking | Sandton/Fourways

Building information

Gross Lettable Area	**4,928 m^2**
Grade	**A* Grade**
Building sector	**Office**






The Space

619m2 Office Space To let in Bryanston

This emaculate office park has spacious offices, beautiful landscaping and an esquisite water feature. The Office Park is conviniently located between William Nicol Drive and Main Road in Bryanston close to Nicolway Shopping Centre within walking distance of public transport. Tenant Installation Allowance: One month of nett rental for each lease year, subject to a minimum lease period of three years.Parking Ratio: 4 bays per 100m².Utilities: Excludes electricity, water, and sewerage.

Unit information

Monthly rental	**R 73 933,36**
Gross lettable area	**619 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

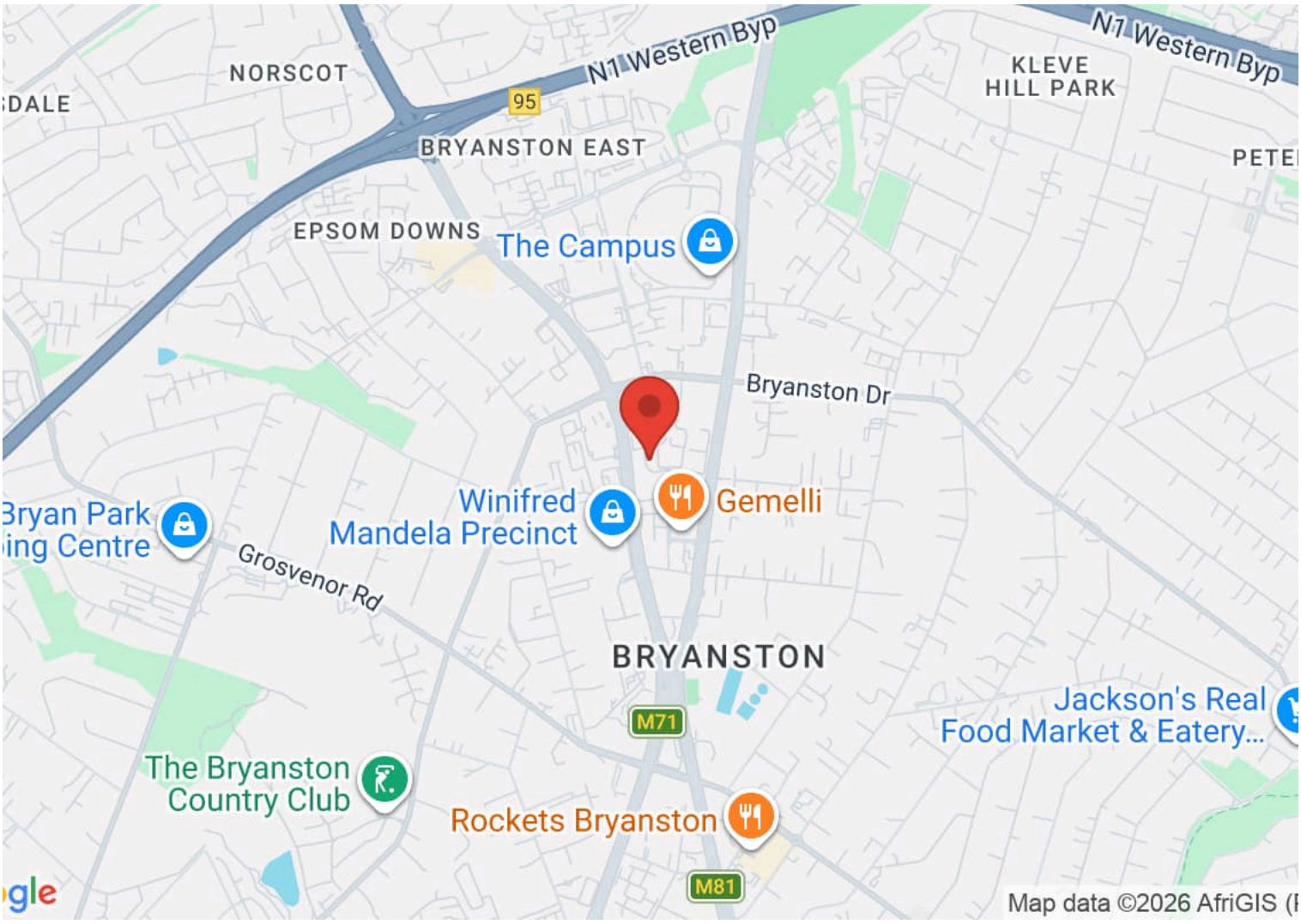
Rental information

Rates and Taxes

Gross rental	Rate: **R 119,44 / m²**
Net rental	Rate: **R 94,79 / m²**
Assessment rates	Rate: **R 24,00 / m²**

Parking

Basement	**R 700.00 per bay**
Covered	**R 600.00 per bay**
Open	**R 500.00 per bay**



Get in touch



Jaclyn Baiocchi
jbaiocchi@broll.com | +27825550424