



**Tertius Van Staden**

060-912-3637

tertius.vanstaden@expsouthafrica.co.za

Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa



Web Ref 7002001-26538



R36,810 pm

Gross Monthly Rental R36,810 Excl. VAT



0



4

## UPMARKET OFFICE SPACE IN PRIME ARE BRYANSTON

Ambridge Office Park  
Block A Ground Floor 409m<sup>2</sup>

The Ambridge Office Park is a delightful park that has good quality office space to let in Bryanston with aesthetic appeal and beautifully pruned rose gardens. The lower parts of the office park enjoy highway visibility, pending council approval there might be signage opportunities. The park is well located close to all facilities e.g schools (Brescia House), shopping centres (Epsom Downs and Sloane Square) and medical facilities. It is also close to the Gautrain bus stop and has rapid access onto William Nicol Drive and the N1 highway. There is 24/7 security and access control as well as CCTV surveillance and a back-up generator for the park. There are future plans to install JoJo tanks for back-up water facilities.

## Features

**Zoning** Commercial

**Exterior**  
Open Parking Bays 4

**Sizes**  
Floor Size 409m<sup>2</sup>  
Land Size 409m<sup>2</sup>