

## **Bryanston Gate: Property24 Checklist**

### **Property Summary**

Rental Cost	R110/m <sup>2</sup> (includes rates & taxes)
Property Name	Bryanston Gate
Street Address	Cnr Main Road and Homestead Avenue, Bryanston, Johannesburg
Google Location Link	Location <a href="#">Link</a> .
Size	Multiple units varying from 100 500m <sup>2</sup> 3 014m <sup>2</sup>   multiple smaller vacancies.
Image Bank Link	Dropbox Folder: <a href="https://www.dropbox.com/sh/cqej2u515f2792k/AACa2qNBiopO2JFzqeGeeznza?dl=0">https://www.dropbox.com/sh/cqej2u515f2792k/AACa2qNBiopO2JFzqeGeeznza?dl=0</a>

### **Property Description:**

Bryanston gate is a well located A grade office park featuring two security controlled entry points, one off Homestead Avenue & the other off Curzon Road. The grounds and its surrounding gardens are well maintained with 24h security ensuring a safe and peaceful working environment.

The park offers plenty of parking, a coffee shop and rentable storage. Property features include fibre and wheel chair access as well as easy access to a host of conveniences in close proximity, such as, Sandton Medical Clinic, Sandton View Shopping Centre and schools.

Office Blocks 5 and 8 have existing generators and Blocks 1, 2 and 4 will have generators installed in the coming months. Office Block 1 is a 3-storey building that includes an elevator and is wheelchair friendly.

Bryanston Gate has multiple ground floor and first floor units available that can be kept as singular units or combined allowing for space flexibility for tenants seek small to large spaces. These units are all well priced for the popular Bryanston area.

Internet Access: yes.

Parking: plenty of parking available (open, covered and basement parking)

- Basement R600, Shaded R500, Open R400

On-site Generator: yes.

### **Property overview:**

Listing Number	-
Type of Property	Office
Street Address	Cnr Main Road and Homestead Avenue, Bryanston, Johannesburg

Description	Office
Listing date	-
ERF Size	30 558
Levies	None
Rates & Taxes	-

#### Facilities:

Bathrooms	Shared and internal Bathrooms
Kitchen	Share or internal Kitchen with private Balcony
Offices	Offices and Boardroom

#### External Features:

Parking	Secure parking, number of bays, visitors parking <ul style="list-style-type: none"> <li>Basement R600, Shaded R500, Open R400</li> </ul>
Outside Area	Outside garden area

#### Other features:

Security	24h Security, 2x Access controlled entrances
Nearby Public Transport	Walking distance to the taxi rank
Other	On-site Coffee Shop

#### Points of Interest:

Covid-19 Friendly	Open-air parking, Minimal high touch surfaces Two-storey walk up, except for block 1 which is a 3three-storey walk up with an elevator.
Nearby Locations	Ferndale Village Shopping Centre Near Coachmans Crossing Centre Munch Café Bryanston Mediclinic Sandton House of Pharaohs Boutique Hotel & Conferencing City Lodge Hotel Randburg Police Station Bryanston Taxi Rank