

2969 WILLIAM NICOL DRIVE

Bryanston, Johannesburg



NORDIC LIGHT
PROPERTIES

D16 Westlake Square, Westlake Drive, Tokai ZA
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About the Property



The property is located just off William Nicol Drive, between Nicolway Shopping Centre and the Renault car dealership.














The two-storey building has easy access to the N1 on/off ramp. Nicolway Shopping Centre, Epsom Downs Centre as well as Bryanston Country Club are all within close proximity to the building and offer easy access to public transport.

The total gross lettable area of the office is 770m² and includes 30 covered parking bays.

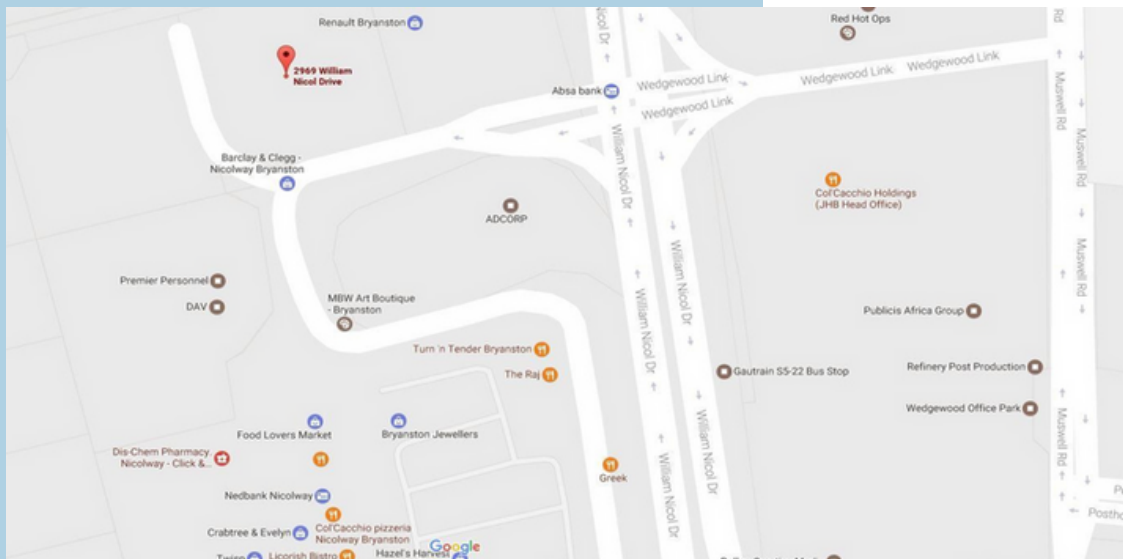


Rental

2969 William Nicol Drive, Bryanston, JHB

Description		Area/Qty	Rate	Total
Option 1		Total (ex. VAT and utilities)		R 210 700
	Gross Office Rental	1 428m ²	R 115/m ²	R 164 220
	Covered Parking	60	R 550/bay	R 33 000
	Open Parking	8	R 450/bay	R 3 600
	Storage	152m ²	R 65/m ²	R 9 880
Option 2 - First Floor Office		Total (ex. VAT and utilities)		R 115 050
	Gross Office Rental	774m ²	R 125/m ²	R 96 750
	Covered Parking	30	R 550/bay	R 16 500
	Open Parking	4	R 450/bay	R 1 800
Option 3 - Ground Floor		Total (ex. VAT and utilities)		R 107 310
	Gross Office Rental	774m ²	R 115/m ²	R 89 010
	Covered Parking	30	R 550/bay	R 16 500
	Open Parking	4	R 450/bay	R 1 800
Building Amenities		 CCTV	 Generator	 Boom-Controlled Access

Prime Location



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