

Nicol Main Office Park, 2 Bruton Road, Bryanston

Transform potential

 **Burstone**
REAL ESTATE PARTNERS



Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Burstone, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

We see the potential of space.

Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

Nicol Main Office Park, 2 Bruton Road

BRYANSTON

Vacancies

2061m²

Block B

Gross rental

R185/m²

- Back up generator & water
- 4 Star Green Rating
- Free Standing single tenancy building
- High specification internal fit out
- Large outdoor breakaway areas
- Full building signage opportunity
- Indirect exposure to William Nicol and Main Road
- Nearby retail amenities including Nicolway Shopping Centre



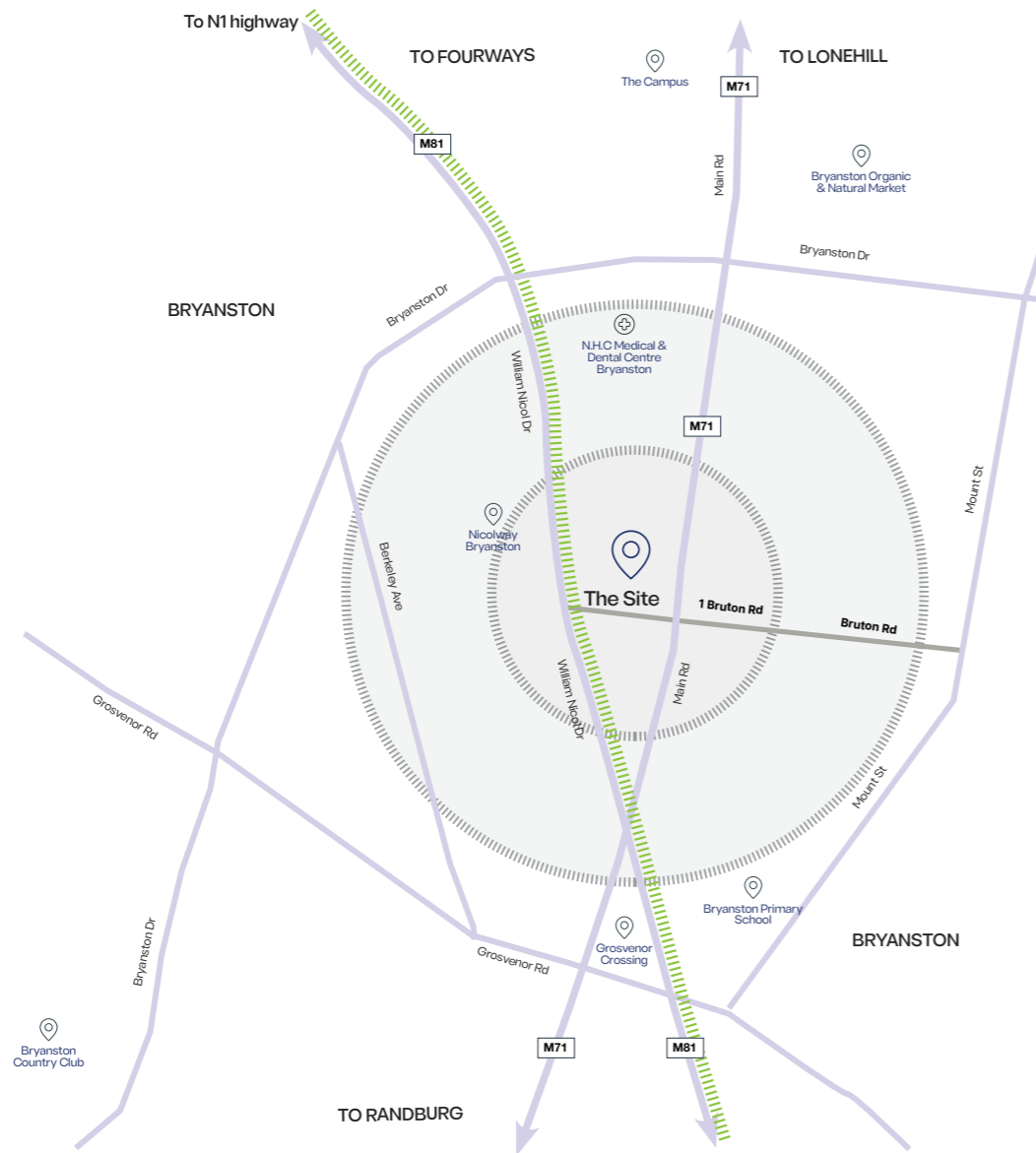
Overview

Nicol Main Office Park is situated within a prominent position in Bryanston, at the intersection of William Nicol Drive and Main Road allowing for high visual presence in this sought after node.

This locality with easy access to the N1 highway allows for easy connections to all business nodes within the north of Johannesburg. There are a variety of retail amenities within the immediate vicinity, and within walking distance to Nicolway Shopping Centre. The office park is serviced by a coffee shop and food offering at Futurespace.

The office park consists of 5 free standing buildings, each allowing a significant branding opportunity. Multiple outdoor spaces allow for breakaway areas and ease of movement between the buildings. Each building has full redundancy measures with respect to generator and water capacity, with efficiencies supported by a 4 star green rating from the Green Building Council of South Africa.

Locality map



Ground floor



TYPICAL OFFICE GENERAL ARRANGEMENT



Reception



Meeting room /
Training room



Store room



Pause area



Open plan



Breakaway



Focus rooms



Enclosed offices







Let's connect

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