Transform potential

# The Braes, Bryanston

**Acquisition Opportunity** 

AS AT 1 OCT 2025



#### **Executive Summary**



GLA of **4,190m<sup>2</sup>** 

Occupancy of **100%** 

Weighted average lease expiry of **1.2 years** 

#### The Braes

The park is located on cnr William Nicol and Bryanston Drive and in close proximity to Nicolway Shopping Centre in Bryanston. It can be easily accessed from the N1 highway and all major public transport routes.

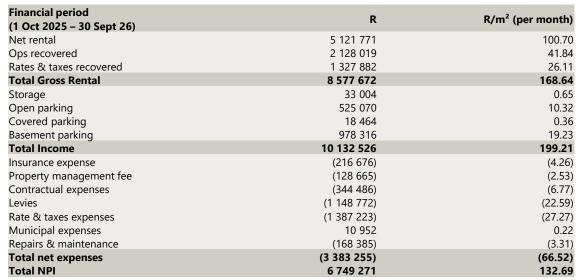
The node is considered prime being adjacent to the intersection between the Western Bypass and William Nicol Drive, including Peter Place. Close proximity to other large corporates (Nestle, SAB, Dimension Data), shopping centers and schools.

The two larger buildings are occupied by Richfield & AAA School of Advertising, along with Hamtern Financial Services in the smaller building. All are occupied via single tenancies.

## Property and Financial Information



The Braes		
	GLA (m²)	4 190
	Property type	Commercial
	Location	3 & 5 Eaton Avenue, Bryanston, Johannesburg
<u>@</u> @-@	Tenant	Richfield Graduate Institute of Tech,, AAA School Of Advertising,, Hamtern Financial Services
$\overline{\nabla}$	Occupancy at 1 Oct 2025	100%
	WALE at 1 Oct 2025 ( years)	1.2
<b>~~~</b>	Weighted average escalation at 1 Oct 2025	7%





## Pictures







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