



296 Kent Ave

296 Kent Avenue, Ferndale,
Randburg, Johannesburg, Gauteng 2194



PROPERTY PROFILE

296 Kent Avenue is located in the lively suburb of Ferndale, part of Randburg in Johannesburg. Ferndale is famous for its mixture of residential and commercial properties, creating a vibrant atmosphere for both businesses and residents alike.

The suburb is well-connected, with popular roads like Malibongwe Drive, Republic Road, and the N1 freeway offering easy access to Johannesburg's central business districts and nearby areas. The area is easily accessible due to the availability of public transport options.

BUILDING FEATURES



LOCATED IN
TRANSPORTATION HUB



24 HOUR
SECURITY/CCTV



BACKUP
GENERATOR



FIBRE
READY PROPERTY



BASEMENT PARKING



ENTERTAINMENT
AREA



TENANT PROFILE

The region is ideal for independent consultants, small to medium-sized businesses, and service-oriented companies seeking a centrally located and easily reachable office address.

Due to its closeness to vital transport routes and public transit, the location is perfect for businesses that want convenience for both employees and clients visiting them. The nearby amenities — comprising shopping centres, eateries, and wellness facilities — bolster a productive and balanced work atmosphere, attracting dynamic companies with a focus on growth.

Physical Address

296 Kent Avenue,
Ferndale, Randburg,
Johannesburg

ERF Description

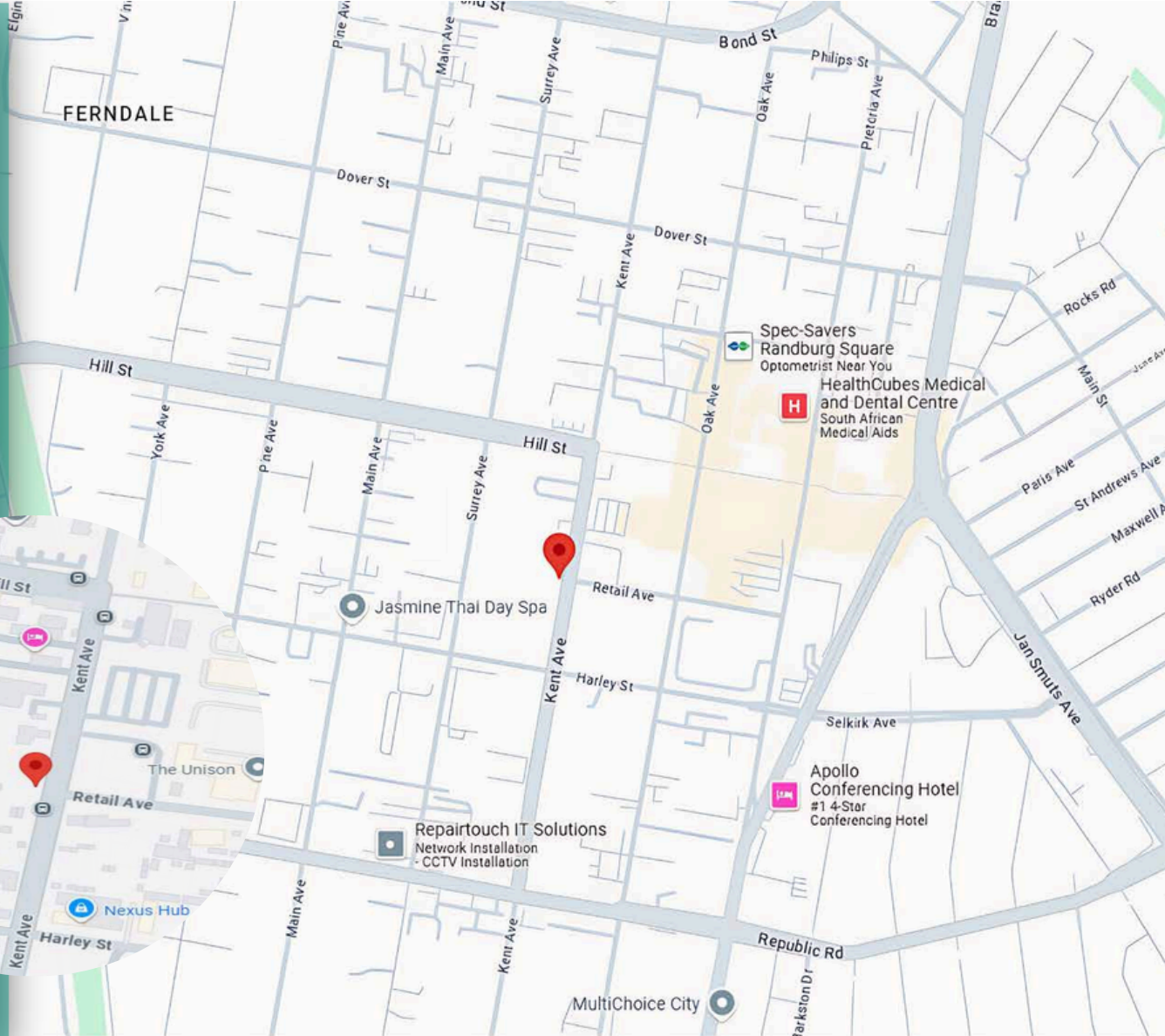
962

Zoning Information

Special

Parking

210 bays





LEASING INFORMATION

CLASSIFICATION

Offices

GLA
6,471 m²

OPERATING COSTS

TBC

RENTAL COSTS

TBC

Orion
It's happening!
REAL ESTATE

**ORION
EST.
1990**



**WE OWN PROPERTIES IN
5 PROVINCES**

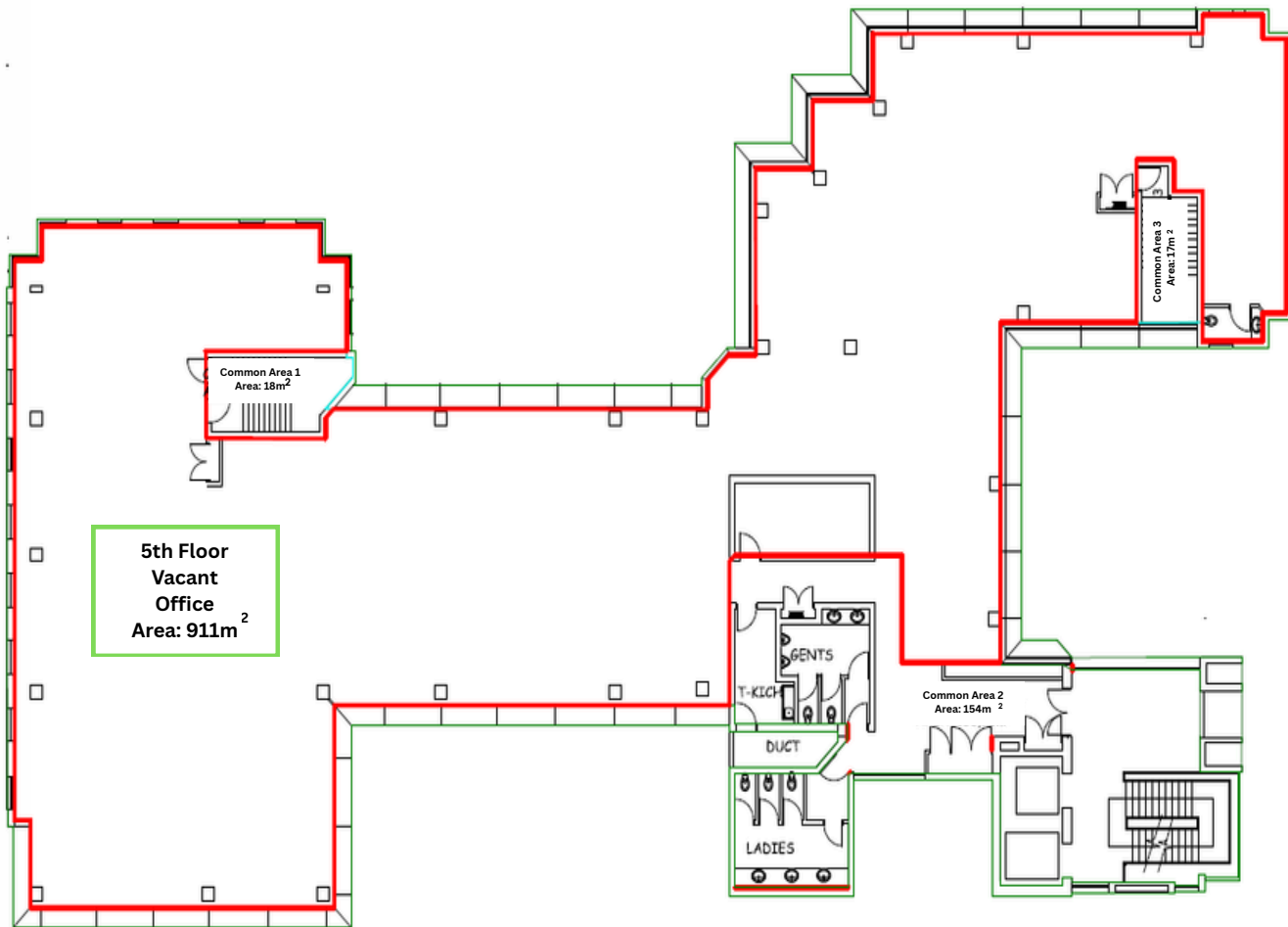
**GAUTENG
WESTERN CAPE
MPUMALANGA
LIMPOPO
KWA-ZULU NATAL**

**OWNS AND
MANAGES OVER
30 PROPERTIES**

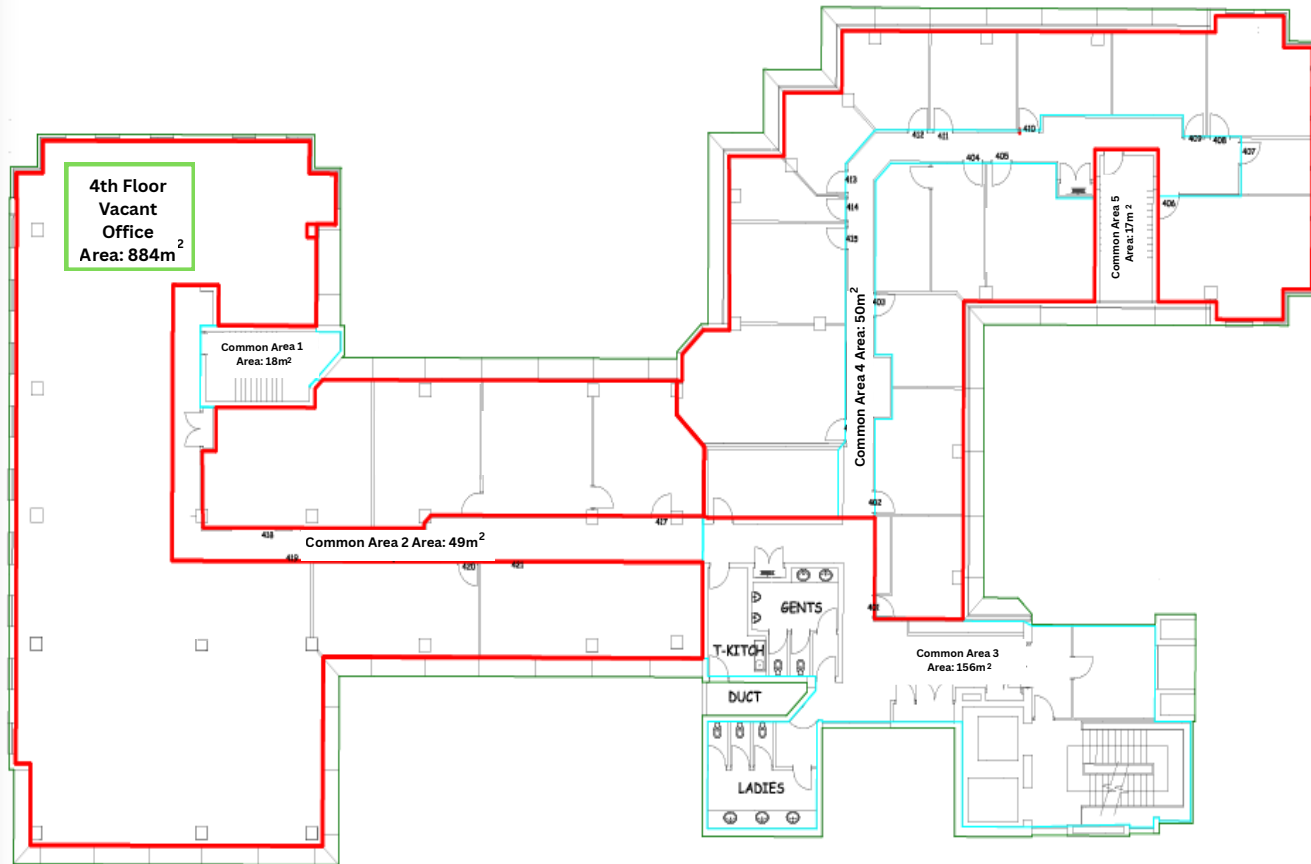
**MIXED
PORTFOLIO
OFFICE
INDUSTRIAL
RESIDENTIAL
RETAIL
HOSPITALITY**



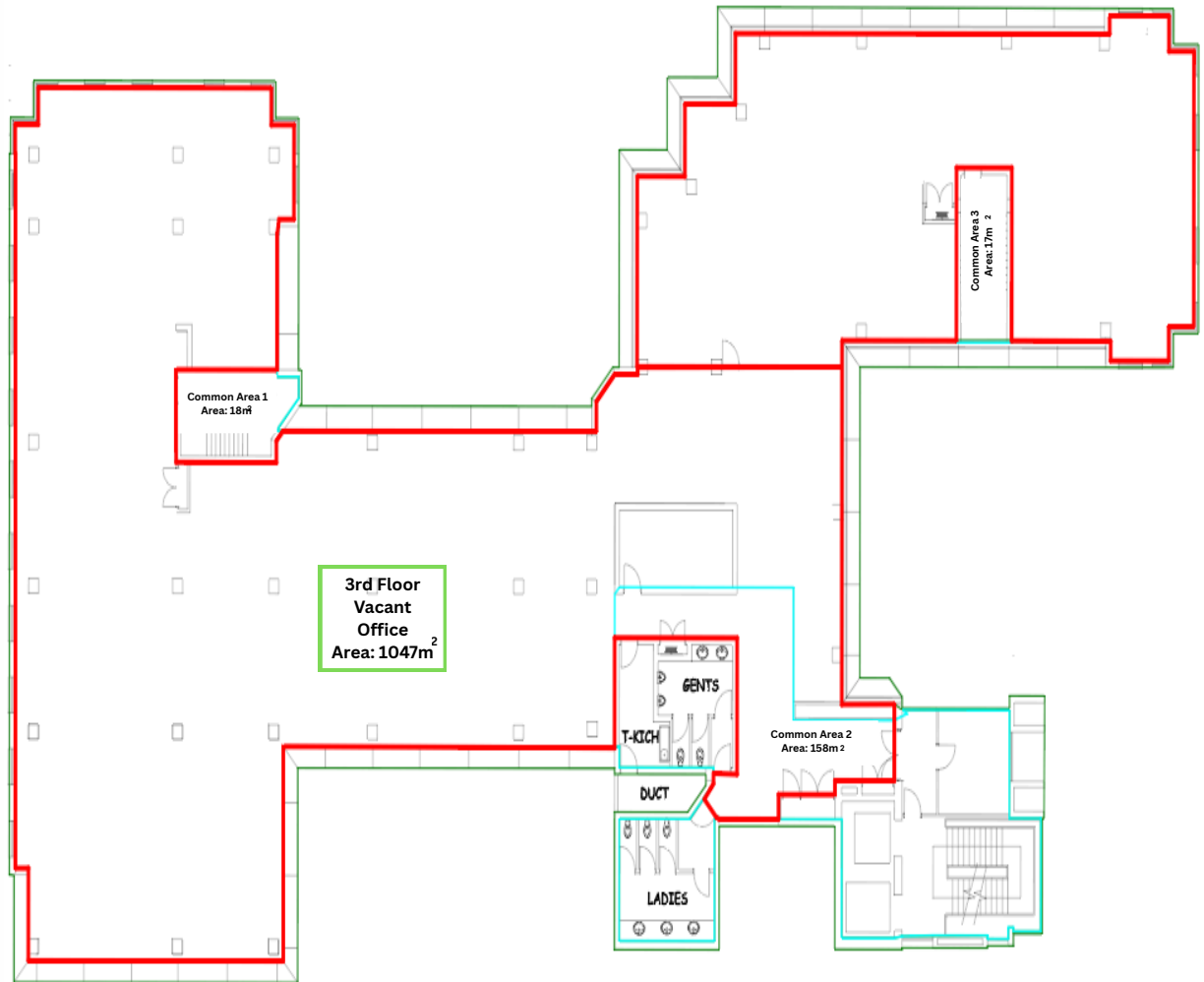
LEASING LAYOUT 5TH FLOOR



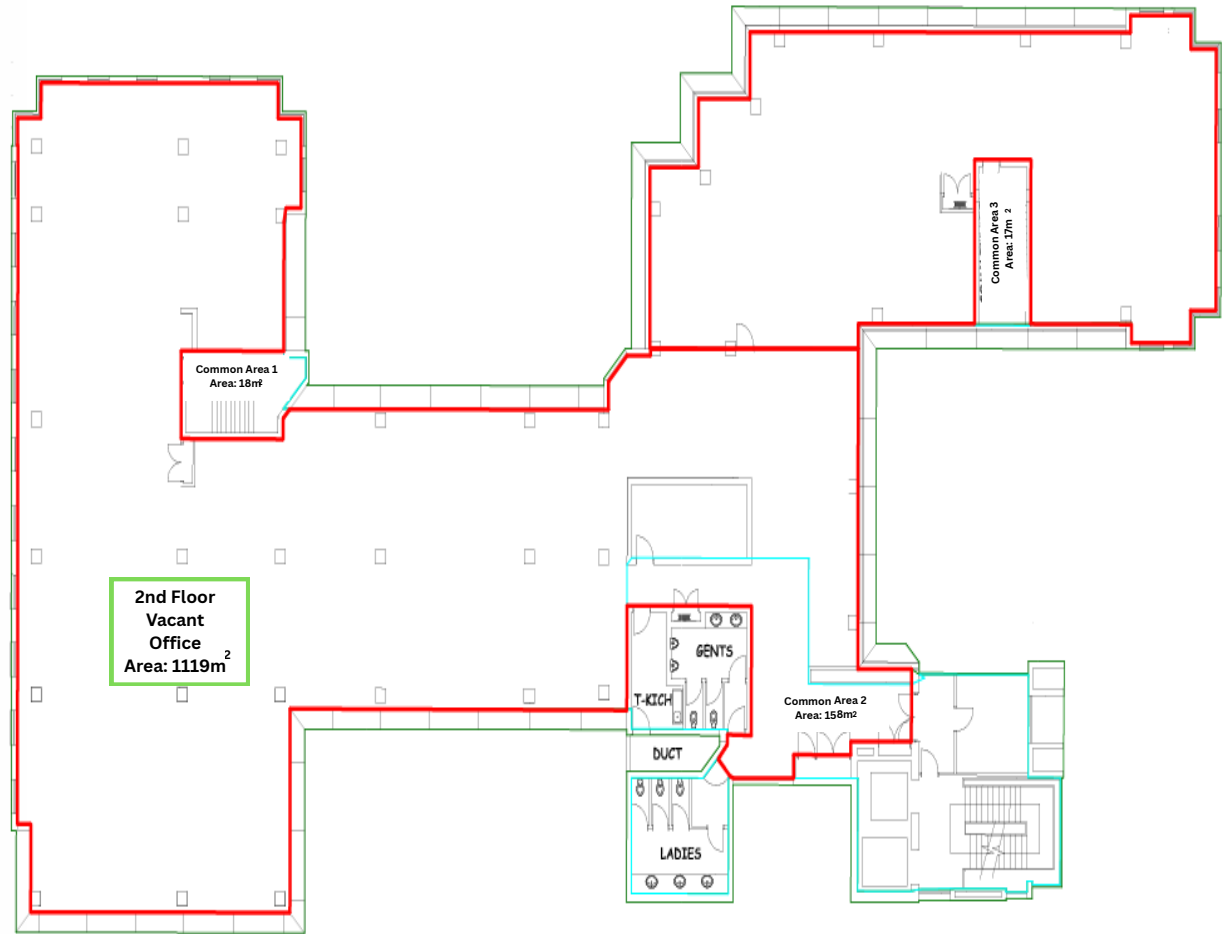
LEASING LAYOUT 4TH FLOOR



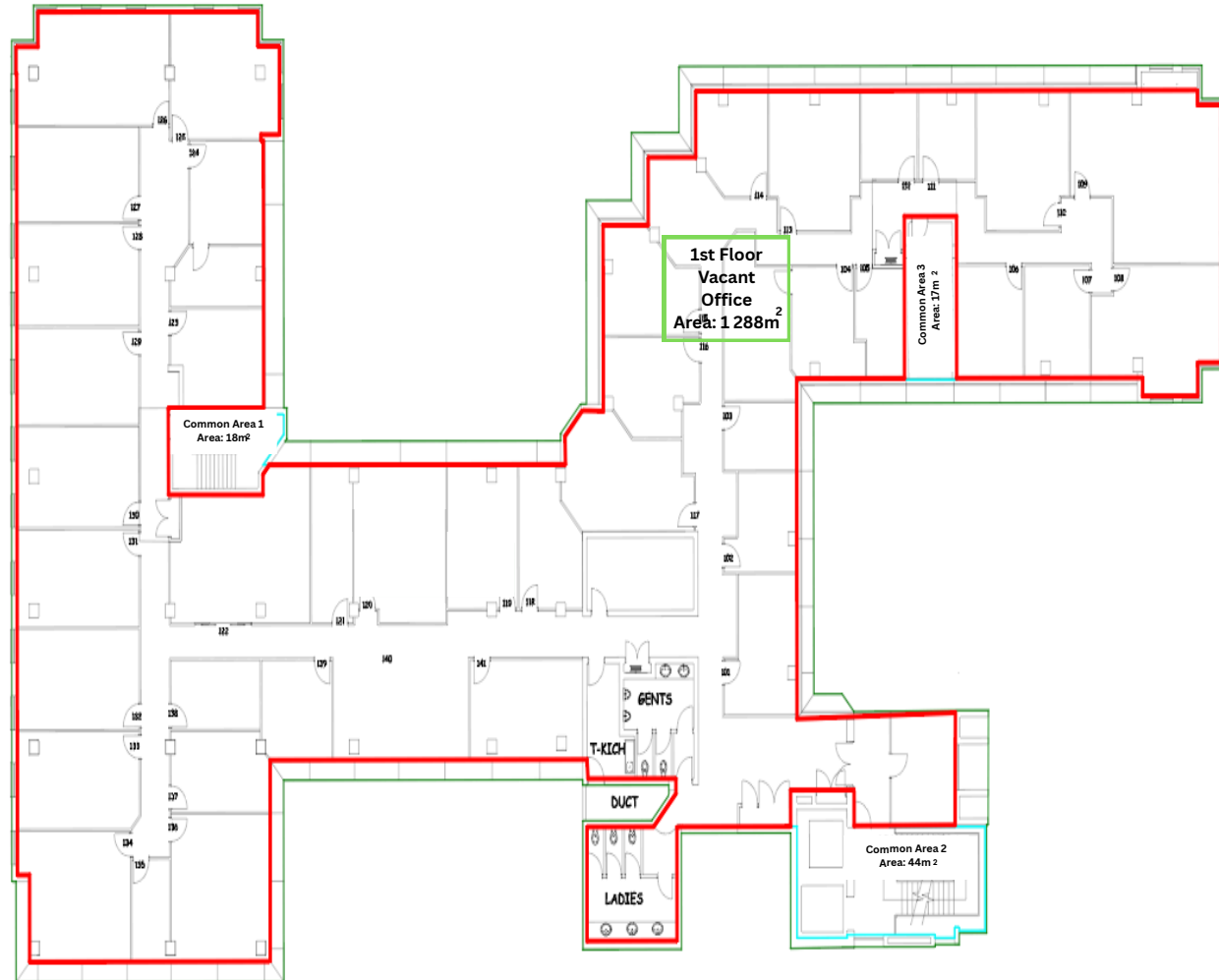
LEASING LAYOUT 3RD FLOOR



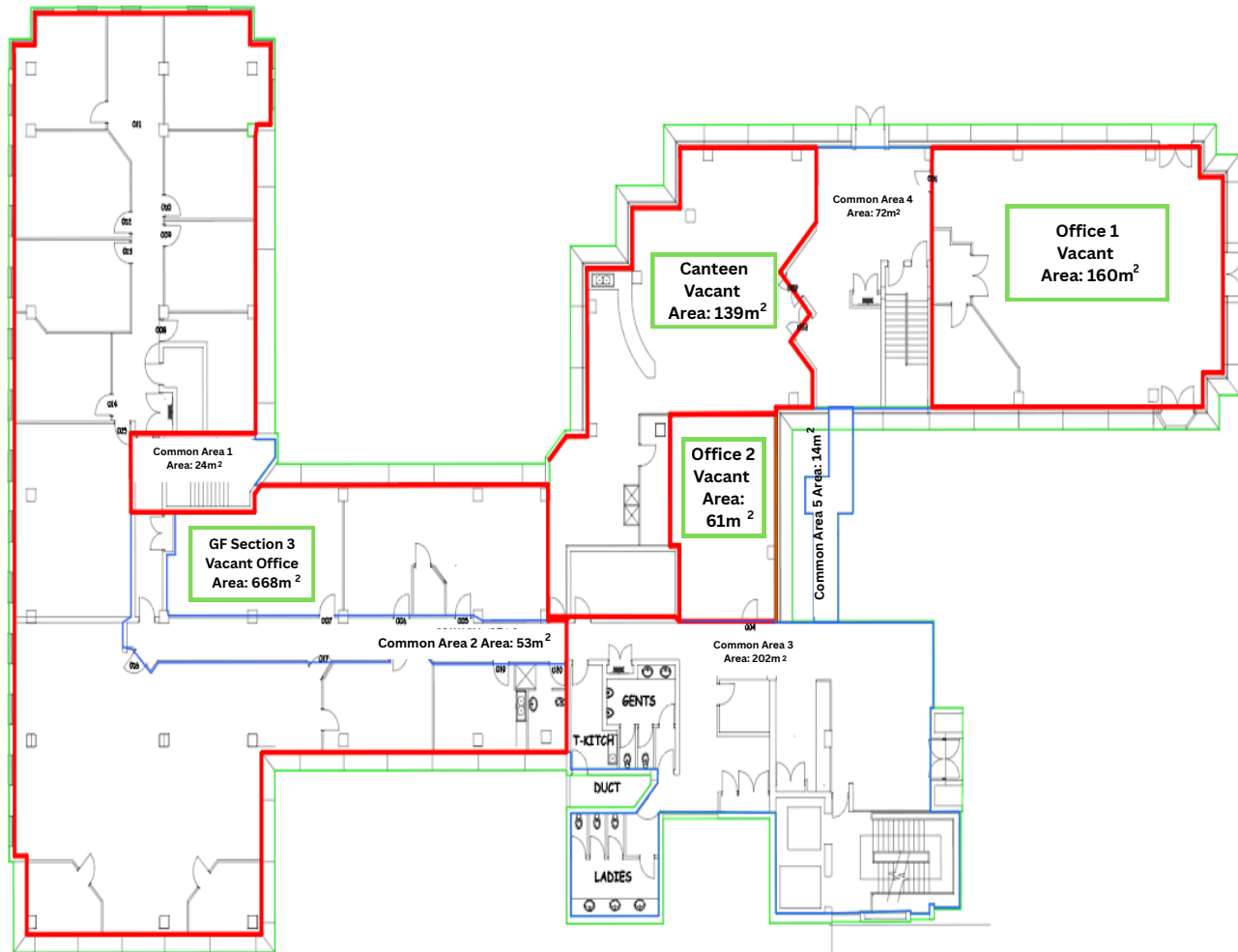
LEASING LAYOUT 2ND FLOOR



LEASING LAYOUT 1ST FLOOR



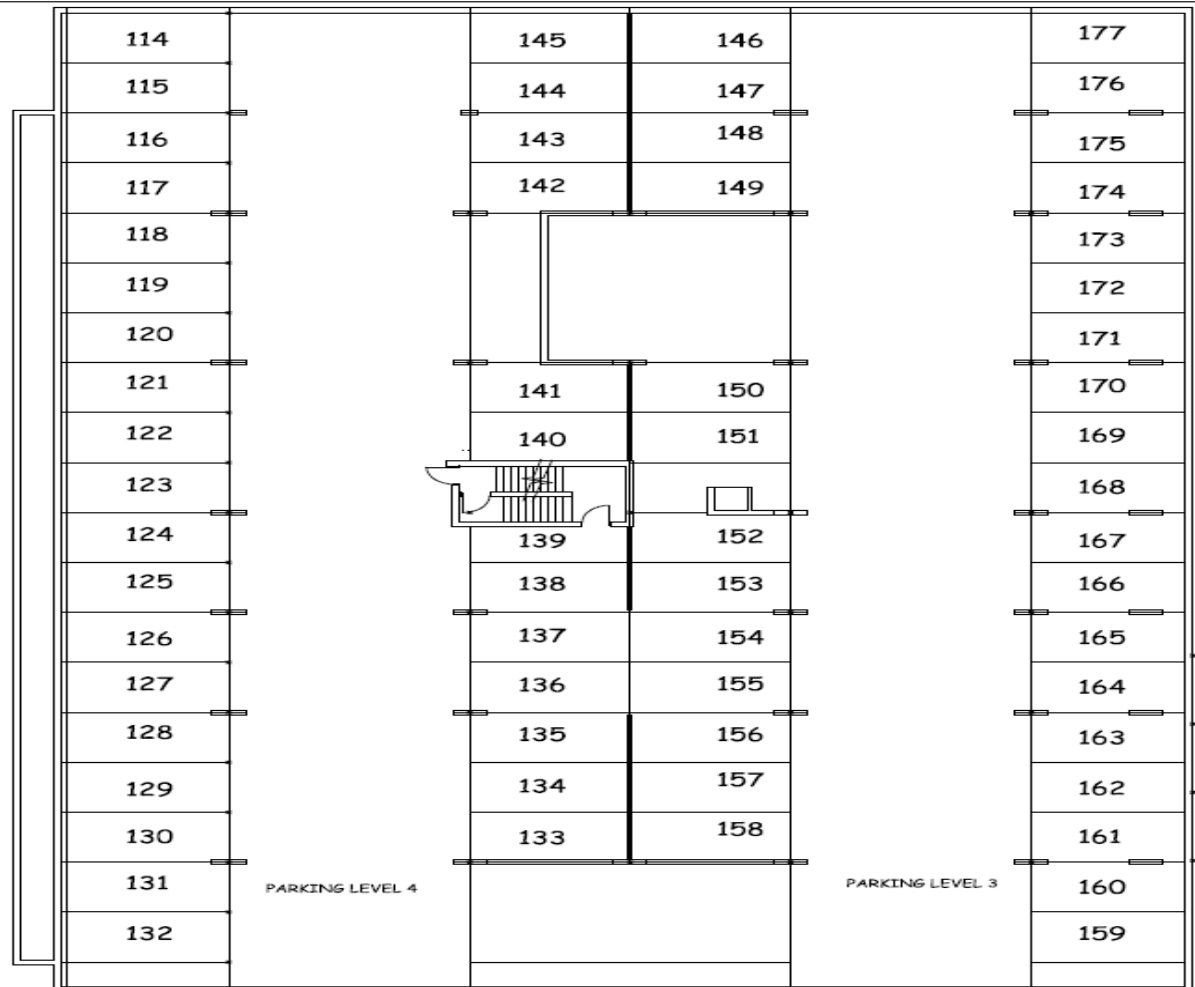
LEASING LAYOUT GROUND FLOOR



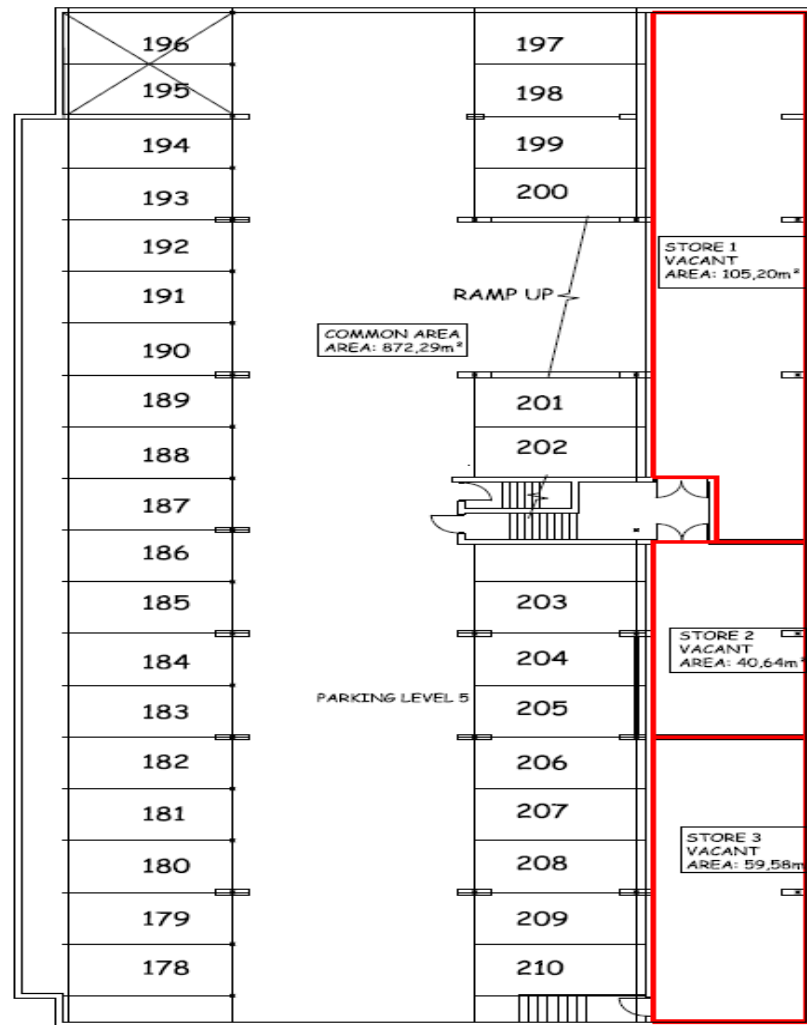
LEASING LAYOUT BASEMENT 1 & 2



LEASING LAYOUT BASEMENT 3 & 4



LEASING LAYOUT BASEMENT 5



LEASING ENQUIRIES

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