# 3,888m<sup>2</sup> Office To Let in Longmeadow





#### Brandon Whitehead

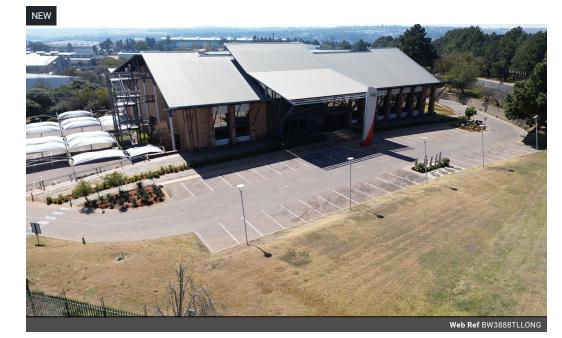
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Contact Commercial Division

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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone











R544,320 pm

Gross Monthly Rental R544,320 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

**Building Height** 



**(** 158 **( 42 )** 

# Prime 3888m2 Office TO LET in Longmeadow

A premium 3,888m² A-grade office facility is available to let in the sought-after Longmeadow node. Situated on an expansive 21,210m² stand, the property boasts a modern, architecturally designed building that makes a strong corporate statement. Features include a versatile mezzanine level, expansive open-plan areas, and a large balcony perfect for staff functions or events. The premises are supported by full backup power and water systems, with 300 amps of 3-phase electricity, ensuring seamless

Fully air-conditioned throughout, the building also includes a sleek, modern kitchen for added convenience. With 200 parking bays available-comprising 85 shaded, 73 basement, and 42 open bays-ample parking is provided for staff and clients alike. This

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### **Features**

Power Amps

Zoning Commercial Interior Exterior Sizes Air Conditioning Security Floor Size 3,888m<sup>2</sup> Power 3 Phase Yes Covered Parking Bays 85 Land Size 21,210m<sup>2</sup>

Basement Parkings

Open Parking Bays

Office Secure Parking Security Estate Air Conditioner Fibre

300