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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

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

NEW



Web Ref BW3888TLLONG



**R544,320 pm**

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

**Monthly Levy** R1 Excl. VAT

158 42

## Prime 3888m2 Office TO LET in Longmeadow

A premium 3,888m<sup>2</sup> A-grade office facility is available to let in the sought-after Longmeadow node. Situated on an expansive 21,210m<sup>2</sup> 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 operations.

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

## Features

**Zoning** Commercial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

### Exterior

Security	Yes
Covered Parking Bays	85
Basement Parkings	73
Open Parking Bays	42

### Sizes

Floor Size	3,888m <sup>2</sup>
Land Size	21,210m <sup>2</sup>
Building Height	8m

### Extras

Office Secure Parking Security Estate Air Conditioner Fibre