



Bongani Mtimkulu  
0844542331  
bongani@newpointproperty.co.za

Contact Commercial Division

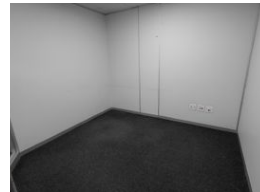
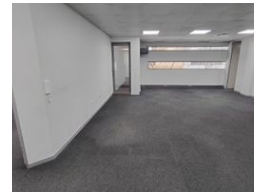
010 0354431

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

NEW



Web Ref BM107TLM



R24,178 pm

**Gross Monthly Rental** R24,178 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

4 0

immaculate 107m<sup>2</sup> office in IBG office park in midrand

Discover a pristine 107m<sup>2</sup> AAA-grade office space in the prestigious IBG Office Park, located in the heart of Midrand. This immaculate workspace offers a professional, modern environment ideal for businesses seeking quality and convenience. The office is equipped with central air conditioning, high-speed fibre WiFi, and access via a sleek elevator, ensuring comfort and connectivity at all times.

Strategically positioned with quick and easy access to the N1 highway, the office park ensures seamless travel between Johannesburg and Pretoria. The building boasts a full backup generator, guaranteeing uninterrupted operations during power outages. With its top-tier facilities and prime location, this office space provides an exceptional opportunity to elevate your

## Features

**Building Name**  
**Zoning**

Saligna Crescent  
Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Covered Parking Bays 2  
Basement Parkings 2

**Sizes**

Floor Size 107m<sup>2</sup>  
Land Size 107m<sup>2</sup>  
Building Height 7m

