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



Web Ref BW5108TLBRYAN



R817,280 pm

Gross Monthly Rental R817,280 Excl. VAT
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

220 22

P-Grade Commercial Office space to let

This well-located P-Grade office park offers prime visibility with excellent signage opportunities along William Nicol Drive and convenient access to major routes. The fully fitted building spans three levels—basement, first, and second floors—with private bathrooms on each level. Tenants benefit from 24/7 security, fibre connectivity, and full generator and water backup systems. The building is equipped with two elevators and offers a professional workspace featuring a large boardroom, open-plan areas, hot desk zones, private call booths, reception area, private kitchens, and a full canteen.

Tenant installation allowances are available for long-term leases: R528/m² on a 3-year lease and R960/m² on a 5-year lease. A

Features

Zoning Commercial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes

Exterior

Security	Yes
Covered Parking Bays	38
Basement Parkings	182
Open Parking Bays	22
Parking Ratio	4.7 bays / 100 m ²

Sizes

Floor Size	5,108m ²
Land Size	5,108m ²
Building Height	10m

Extras

Office Security Estate Secure Parking Underground Parking Toilet Air Conditioner