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Contact Commercial Division

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

NEW



Web Ref CL13941



R817,280 pm

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

220    22

### Premium P-Grade Office Space on William Nicol – Fully Fitted & Ready for Business

Position your business in this high-visibility, fully equipped P-Grade office building located along bustling William Nicol Drive. Spanning three levels with private bathrooms on each floor, this modern workspace offers fibre connectivity, 24/7 security, full generator and water backup systems, and two elevators for convenience.

The space features a large boardroom, open-plan work areas, hot desk zones, private offices, call booths, kitchens, reception, and a full canteen—everything your team needs to thrive. Attractive tenant installation allowances are offered for long-term leases, and

### 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

#### Sizes

Floor Size    5,108m<sup>2</sup>  
Land Size    5,108m<sup>2</sup>  
Building Height    10m

#### Extras

Office Security Estate Secure Parking Underground Parking Toilet Air Conditioner

