



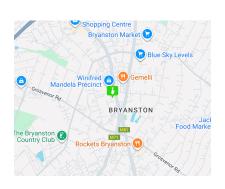
Alex Miliakidis

0842622452 alex@newpointproperty.co.za

Contact Commercial Division

010 0354431

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













R76,220 pm

Gross Monthly Rental R76,220 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





Modern 412sqm Office Suite in Prestigious Bryanston - Style, Space & Prime Positioning

Set within a 5-Star Green Rated office park, this modern and versatile 412sqm office suite in Bryanston offers exceptional exposure onto Winnie Mandela Drive—ideal for businesses seeking visibility and prestige. Located in a secure 24-hour access-controlled park, the office enjoys immediate proximity to Nicolway Centre and the convenience of an on-site Mugg & Bean, perfect for client meetings or staff breaks. With fibre internet, backup power, and water supply, this space ensures uninterrupted productivity in a premium business environment.

The office itself is designed with flexibility in mind—featuring a spacious open-plan layout alongside private cubicles ideal for executive offices, boardrooms, or departmental divisions. A fully equipped kitchenette, communal bathrooms on every floor, and

Features

Building Name Zoning Commercial Interior Exterior Sizes Air Conditioning Yes Security Yes Floor Size 412m² Covered Parking Bays Land Size 10,000m² Basement Parkings **Building Height** Open Parking Bays

4.5 bays / 100 m²

Parking Ratio

Extras

Backup Water Generator Fibre 24 Hour Response

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