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Contact Commercial Division

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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

12 6

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	Chell				
Zoning	Commercial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	412m ²
		Covered Parking Bays	6	Land Size	10,000m ²
		Basement Parkings	6	Building Height	12m
		Open Parking Bays	6		
		Parking Ratio	4.5 bays / 100 m ²		
Extras					
Backup Water Generator Fibre 24 Hour Response					

