



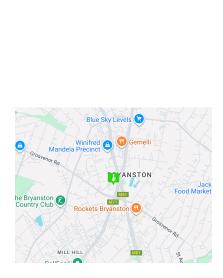
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Contact Commercial Division

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













R399,360 pm

Gross Monthly Rental R399,360 Excl. VAT Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT





Modern 2,496sqm first floor office in a prestigious, 24 hour secure park

Situated in a prestigious, 24-hour secure office park, this expansive 2,496sqm first-floor office suite offers the ideal blend of security, functionality, and cutting-edge infrastructure. The park is fully equipped with backup water and a generator, ensuring uninterrupted operations, while high-speed fibre connectivity supports seamless online performance, perfect for today's digital business needs. Elevators are accessible to reach all floors including both basement parking levels.

Designed with modern elegance and top-tier finishes, the office boasts an immaculate layout catering to a variety of business types. It features a mix of private offices, spacious boardrooms, generous open-plan areas, and a stylish, fully equipped kitchen.

Features

Zoning Commercial Interior Exterior Sizes Air Conditioning Security Yes Floor Size 2,496m² Covered Parking Bays 39 Land Size 20,000m² Basement Parkings 39 **Building Height** Open Parking Bays 39 Parking Ratio 4.7 bays /

100 m²

Extras

24 Hour Response Backup Water Generator Fibre