



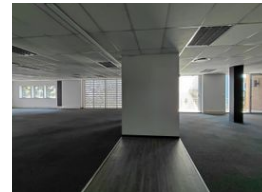
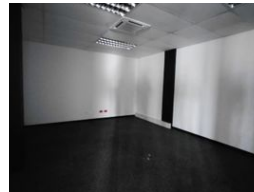
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Contact Commercial Division

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

669m<sup>2</sup> Office To Let in Bryanston



R74,807 pm

**Gross Monthly Rental** R74,807 Excl. VAT  
**Monthly Rates** R15,159.5 Excl. VAT

**Monthly Levy** R7,037.9 Excl. VAT

 16  8

## Immaculate 669m in the heart of Prestigious Bryanston

Positioned in the heart of Bryanston, this exceptional 669sqm office suite offers a rare opportunity to secure a premium workspace in one of Johannesburg's most sought-after business nodes. Located within a highly secure and prestigious office park, this property presents the perfect blend of sophistication, flexibility, and functionality—ideal for businesses looking to elevate their corporate presence.

The suite features a generous open-plan layout, allowing for effortless customization to suit a wide range of business needs. Whether you're a growing enterprise or a well-established firm, the space can be tailored to support collaboration, productivity, and innovation.

In addition to the expansive open area, the office includes private executive suites—perfect for CEOs or managers seeking a quiet,

## Features

<b>Building Name</b>	Experian House			<b>Sizes</b>	
<b>Zoning</b>	Commercial			Floor Size	669m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		Land Size	20,000m <sup>2</sup>
Air Conditioning	Yes	Security	Yes	Building Height	10m
		Covered Parking Bays	8		
		Basement Parkings	8		
		Open Parking Bays	8		
		Parking Ratio	4 bays / 100 m <sup>2</sup>		
<b>Extras</b>					
24 Hour Response Fibre					



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