

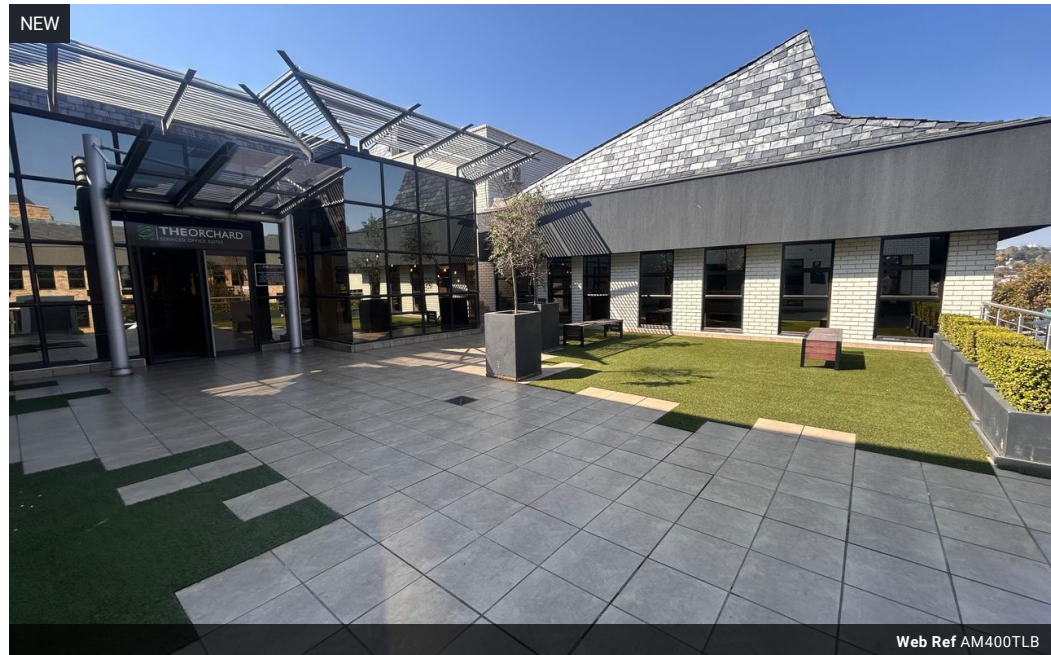


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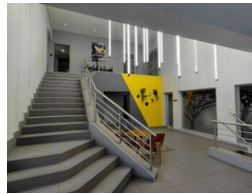
Contact Commercial Division

010 0354431

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



Web Ref AM400TLB



R43,600 pm

Gross Monthly Rental R43,600 Excl. VAT
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

 12  6

Prime 400sqm Office Suite Near Sandton CBD – Modern, Efficient & Strategically Located

Positioned just minutes from the heart of Sandton CBD, this beautifully appointed 400sqm office suite offers the perfect blend of convenience, functionality, and modern design. With seamless access to major highways and a wealth of public transport options nearby, this location is ideal for businesses seeking connectivity and prestige.

Set within a highly secure and well-maintained office park, the property boasts essential infrastructure including backup generators, backup water supply, and energy-efficient LED lighting—ensuring business continuity and sustainable operations.

The suite itself is thoughtfully designed with high-spec finishes and a sleek, modern open-plan layout. It includes a dedicated

Features

Building Name	Fever Tree				
Zoning	Commercial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	400m ²
		Covered Parking Bays	6	Land Size	25,000m ²
		Basement Parkings	6	Building Height	6m
		Open Parking Bays	6		
		Parking Ratio	4 bays / 100 m ²		

Extras

Fibre 24 Hour Response Backup Water Generator

