

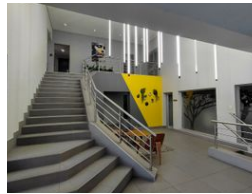


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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



R7,499 pm

**Gross Monthly Rental** R7,499 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 2  1

## Modern 2-Seater Office Suite in Secure Bryanston Office Park

Located in the heart of Bryanston, this stylish 2-seater office suite offers a secure, professional workspace within a well-maintained office park with 24-hour security. Ideal for a small team or professional duo, this suite combines convenience, functionality, and access to top-tier shared facilities.

The office park features backup power, backup water, and high-speed fibre connectivity, ensuring reliable operations and uninterrupted productivity at all times.

Tenants also benefit from access to a variety of communal boardrooms located just below the suite, with 8-seater, 10-seater, and 12-seater options—perfect for meetings, presentations, or team sessions. For added convenience, the park offers communal

## Features

|   |     |                      |     |                 |                      |
|---|-----|----------------------|-----|-----------------|----------------------|
| <b>Building Name</b>                          |     | Fever Tree           |     |                 |                      |
| <b>Zoning</b>                                 |     | Commercial           |     |                 |                      |
| <b>Interior</b>                               |     | <b>Exterior</b>      |     | <b>Sizes</b>    |                      |
| Air Conditioning                              | Yes | Security             | Yes | Floor Size      | 16m <sup>2</sup>     |
|   |     | Covered Parking Bays | 1   | Land Size       | 20,000m <sup>2</sup> |
|   |     | Basement Parkings    | 1   | Building Height | 6m                   |
|   |     | Open Parking Bays    | 1   |                 |                      |
| <b>Extras</b>                                 |     |                      |     |                 |                      |
| 24 Hour Response Generator Backup Water Fibre |     |                      |     |                 |                      |

