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

280m<sup>2</sup> Office To Let in Bryanston



R33,600 pm

**Gross Monthly Rental** R33,600 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



## Modern 280sqm Office Suite in Prime Bryanston Location with Backup Power & Scenic Surroundings

This 280sqm office suite offers a flexible open-plan layout, ideal for a variety of business needs. Communal male and female bathrooms are conveniently located on each floor, and there is ample parking with both basement and open bays available. Designed for functionality and comfort, the suite is well-suited to companies looking for a professional and efficient workspace.

Located just off Winnie Mandela Drive, the office park is within walking distance of Bryanston Shopping Centre and a short drive to the N1 highway, offering excellent accessibility. The park features backup power, backup water, 24-hour security, and high-speed fibre connectivity. Set in a beautifully landscaped environment with serene ponds and lush greenery, the surroundings create a

## Features

### Building Name Zoning

Yellow Wood House  
Commercial

### Interior

Air Conditioning Yes

### Exterior

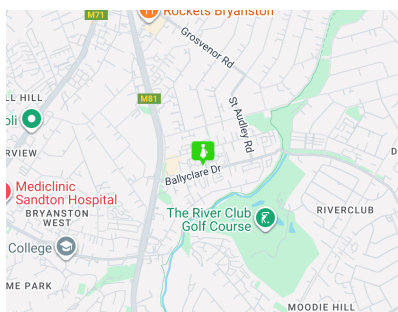
Security Yes  
Basement Parkings 6  
Open Parking Bays 6  
Parking Ratio 4 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 280m<sup>2</sup>  
Land Size 17,000m<sup>2</sup>  
Building Height 6m

### Extras

Generator 24 Hour Response Air Conditioner



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