

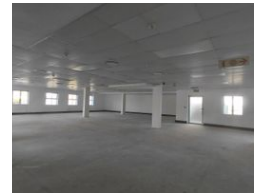


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Contact Commercial Division

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



R40,500 pm

**Gross Monthly Rental** R40,500 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 8  4

## Elegant 324sqm Office Suite in Prime Bryanston Location – Excellent Layout & Top-Tier Amenities

This beautifully designed 324sqm office suite offers a spacious open-plan layout, perfect for businesses looking for flexibility, functionality, and a professional environment. Located in a prestigious office park just off the N1 highway and Winnie Mandela Drive, this property enjoys a central position in the heart of Bryanston, surrounded by top-tier amenities including restaurants, malls, and major businesses.

The office park is fully equipped with backup power, backup water, and offers a range of parking options including open, shaded, and basement bays. With its high-end infrastructure, easy accessibility, and proximity to everything your business needs, this suite presents a fantastic opportunity to establish or grow your presence in one of Johannesburg's most sought-after commercial

## Features

<b>Building Name</b>	South View				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	324m <sup>2</sup>
		Covered Parking Bays	4	Land Size	15,000m <sup>2</sup>
		Basement Parkings	4	Building Height	8m
		Open Parking Bays	4		
		Parking Ratio	4 bays / 100 m <sup>2</sup>		
<b>Extras</b>					
24 Hour Response Generator Backup Water					

