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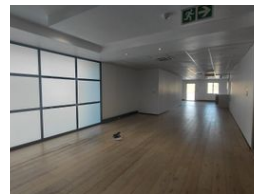
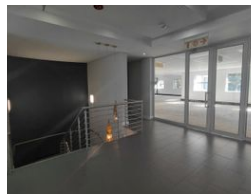
Contact Commercial Division

010 0354431

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



Web Ref AM1013TLB



R126,625 pm

**Gross Monthly Rental** R126,625 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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## High-End 1013SQM Bryanston Office Space with Backup Power & Modern Finishes

This luxurious 1,013sqm modern office space is perfectly located in the heart of Bryanston, offering excellent access to public transport and main commuter routes. The office park features 24-hour security, backup power, and backup water, ensuring uninterrupted business operations. The building is equipped with elevators, and staff have access to well-maintained communal bathrooms. This prime location makes it ideal for businesses seeking convenience, security, and a prestigious address.

The office suite boasts high-end finishes and a sleek, modern layout that suits a variety of business needs. It includes a spacious reception area, private kitchen, and sectioned-off office cubicles for focused work. The open-plan design allows for flexible

## 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	1,013m <sup>2</sup>
		Covered Parking Bays	13	Land Size	20,000m <sup>2</sup>
		Basement Parkings	13	Building Height	8m
		Open Parking Bays	13		
		Parking Ratio	4 bays / 100 m <sup>2</sup>		

### Extras

24 Hour Response Generator Backup Water Fibre

