

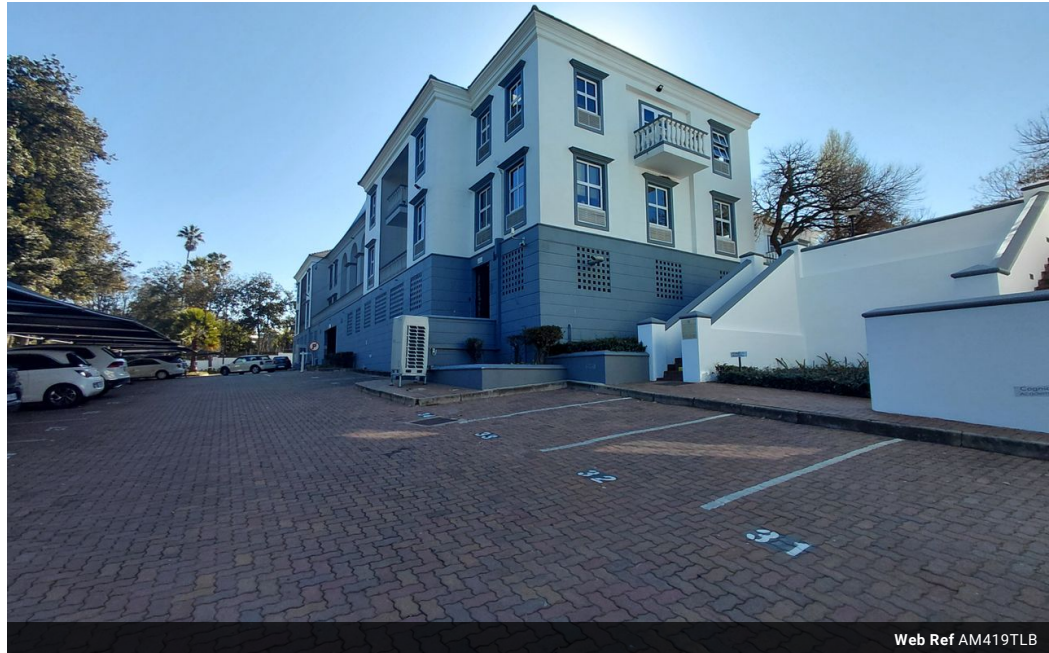


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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



Web Ref AM419TLB



R46,928 pm

**Gross Monthly Rental** R46,928 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

10 6

## Spacious 419sqm Office Suite with Dual Open-Plan Zones – Bryanston

This expansive 419sqm white-box office suite offers a flexible and modern layout, ideal for businesses looking to create a customized working environment. The space features two distinct open-plan areas: a large, versatile zone on the right as you enter, which seamlessly flows into a second, slightly smaller yet generously sized area on the left. This unique configuration provides excellent potential for creating dedicated zones such as team workspaces, private offices, meeting areas, or client-facing sections – all enhanced by abundant natural light throughout.

Located in a secure, landscaped office park at 66 Peter Place, this suite offers outstanding access to key routes, including William Nicol, Winnie Mandela Drive, and the N1 highway, connecting easily to Sandton, Rivonia, and central Johannesburg. Tenants enjoy

## Features

<b>Building Name</b>	Building 1				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	419m²
		Covered Parking Bays	6	Land Size	15,000m²
		Basement Parkings	4	Building Height	8m
		Open Parking Bays	6		
		Parking Ratio	4 bays / 100 m²		

## Extras

24 Hour Response Generator Backup Water Fibre

