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Contact Commercial Division

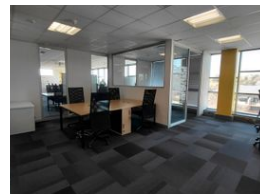
010 0354431

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

438m<sup>2</sup> Office To Let in Fourways



Web Ref AM438TLF



R74,460 pm

Gross Monthly Rental R74,460 Excl. VAT  
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

18 10

## Fully Fitted 438m<sup>2</sup> Office Suite with High-End Finishes

This 438m<sup>2</sup> fitted-out office suite is located on the second floor of a secure, access-controlled business park near the N1 highway. Easily accessible via both elevator and stairs, the suite features a modern, functional layout with private office cubicles and beautifully designed interiors. High-spec finishes throughout create a polished and professional atmosphere, ideal for businesses wanting a move-in-ready space with a strong visual impact.

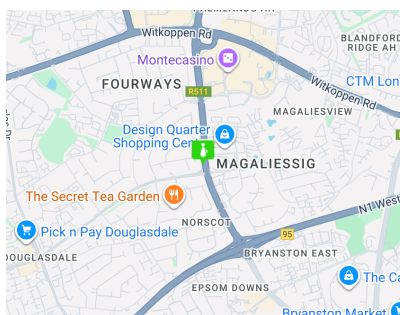
The building is fibre-ready for high-speed connectivity and equipped with a full backup generator to ensure uninterrupted operations. Tenants enjoy access to stylish communal rest areas, separate male and female restrooms, and ample open, shaded, and basement parking. Located within walking distance of the Design Quarter, this office offers convenience, accessibility, and a

## Features

<b>Building Name</b>	Chell				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	438m <sup>2</sup>
		Covered Parking Bays	10	Land Size	30,000m <sup>2</sup>
		Basement Parkings	8	Building Height	12m
		Open Parking Bays	10		
		Parking Ratio	4 bays / 100 m <sup>2</sup>		

### Extras

24 Hour Response Generator Backup Water Fibre



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