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Contact Commercial Division

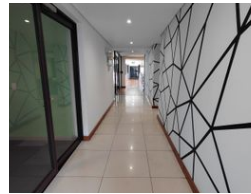
010 0354431

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

277m² Office To Let in Hurlingham



Web Ref AM277TLH



R30,193 pm

Gross Monthly Rental R30,193 Excl. VAT
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

 8  4

Beautifully Designed 277sqm Office Suite in Prime Hurlingham Office Park

Located in one of Hurlingham's most desirable office parks, this 277sqm suite offers excellent proximity to both Sandton CBD and Bryanston, with prime exposure onto Winnie Mandela Drive. The park features a backup generator, water supply, LED lighting, and high-speed fibre – ensuring reliable, cost-efficient operations. The suite welcomes you with a spacious open-plan area and one private office on the lower level. Upstairs, you'll find a second large open space and an additional private room. A generous balcony adds outdoor appeal, ideal for breaks or informal meetings. Communal male and female bathrooms are conveniently located on each floor.

The park offers a variety of parking options including open, shaded, and basement bays to suit your team's needs. The layout is

Features

Building Name	Mopane				
Zoning	Commercial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	277m ²
		Covered Parking Bays	4	Land Size	20,000m ²
		Basement Parkings	4	Building Height	6m
		Open Parking Bays	4		
		Parking Ratio	4 bays / 100 m ²		

Extras

24 Hour Response Generator Backup Water Fibre



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