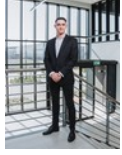




**Jarred Purchase**  
0763465458  
jarred@newpointproperty.co.za



**Brandon Whitehead**  
Candidate Property  
Practitioner  
Registered with PPRA

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0817743977

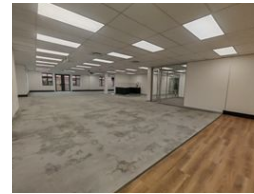
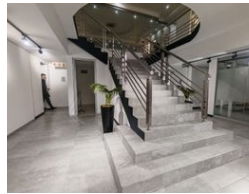
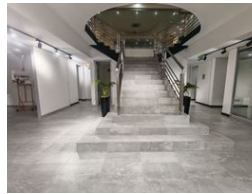
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Contact Commercial Division

010 0354431

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

1,836m<sup>2</sup> Office To Let in Morningside



R211,140 pm

Gross Monthly Rental R211,140 Excl. VAT

10 20

## AAA Grade 1836m2 office block To Let in a secure business park in Morningside Sandton

This AAA-Grade 1836m<sup>2</sup> office block To Let in Morningside, Sandton offers a professional and modern workspace ideal for a corporate head office. The building features a welcoming reception area, multiple well-sized private offices, spacious open-plan office areas, fully air-conditioned interiors, and several well-equipped boardrooms. Additional facilities include an on-site auditorium and modern kitchens for staff convenience.

The property ensures uninterrupted operations with full backup power via a generator and high-speed fibre connectivity. Tenants benefit from 24-hour access-controlled security, ample basement and covered parking bays, and a layout designed for efficiency and comfort. Conveniently located near major routes such as Rivonia Road and the M1 highway, this secure and accessible office

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Basement Parkings 10  
Open Parking Bays 20

### Sizes

Floor Size 1,836m<sup>2</sup>  
Land Size 10,000m<sup>2</sup>  
Building Height 7m



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