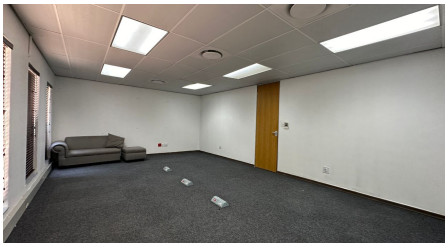




Sandton, Gauteng

**Prime 277m² Medical Suite
To Let in Edenburg, Sandton**



This commercial park features two freestanding office blocks, each with two floors—ground and first levels—surrounded by well-maintained gardens. The park offers 24/7 security and an onsite groundskeeper, ensuring a safe and clean environment for businesses. Its prime location places it directly adjacent to Rivonia Primary School and is surrounded by a variety of amenities, including cafes, restaurants, and fueling stations. Public transport options, such as minibus taxis and the Gautrain Bus Stop, are easily accessible via Rivonia Road, with highway access just 1.6 km away.

The available 427m² office space, which occupies the entire ground floor, is competitively priced and was previously configured as two separate offices. It includes a basic fit-out, solar power, and is well-suited for a BPO or call center. The layout features two wings that can be used separately: one for client-facing or executive offices and the other for call center operations, along with additional management offices. Other office features include large meeting rooms, cellular offices, a spacious open-plan work area, exclusive and communal kitchenettes, as well as back-up power, solar energy, and water systems. The two wings can also be leased individually, with options for the left-hand wing (277m²) or the right-hand wing (150m²).

R45,982 PM
excl. VAT & Utilities
price per m²: R166

FEATURES

Gross Monthly Rental Available From Lease Period	R45,982 Excl. VAT Immediately 36 months
Building Size (m ²)	277
Zoning	Commercial
Security	No
Open Parkings	17
Power 3 Phase	No
Air Conditioning	No

WEB REFERENCE NO.
COM20790

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for more information about this property



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