


# To Let

## 1 River Road Unit F6

1 River Road, Halfway Gardens, Midrand, Gauteng, 1684

https://www.cwbroll.co.za

# The Building

## 1 River Road

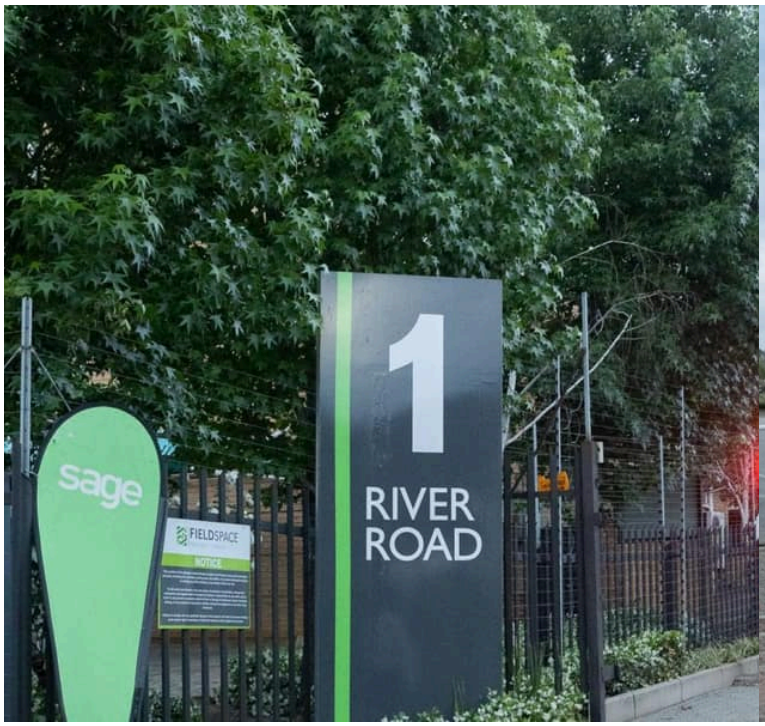
1 River Road in Riverview Office Park, Halfway Gardens, Midrand is a modern A grade office property that combines professional appeal with strategic positioning. The building offers a Gross Lettable Area (GLA) ranging from approximately 147m² to 1,178m², allowing for flexible subdivisions that suit both boutique firms and larger corporate tenants. Recently refurbished, the property features contemporary finishes, landscaped surrounds, and efficient open plan layouts that enhance functionality while maintaining a polished aesthetic. Its location within Riverview Office Park provides a secure, well managed environment with 24 hour controlled access and ample parking, ensuring convenience and peace of mind for occupiers. A standout advantage is its highway facing position along the N1, which offers excellent signage opportunities and visibility to passing traffic, reinforcing brand presence for tenants. Accessibility is seamless, with close proximity to Le Roux Road, New Road, and Allandale interchanges, linking Johannesburg and Pretoria with ease. With its blend of modern infrastructure, strong visibility, and flexible space options, 1 River Road stands out as a sought after office destination in Midrand's thriving commercial corridor.

**Features**
Refurbished Offices | Flexible Units | Landscaped | Secure Access | Corporate Tenants | Highway Facing | Parking | Fibre | Energy-Efficient | Signage Opportunity

## Building information

| | |
|---|---|
| Gross Lettable Area | **3,800 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |









# The Space

**586.00m² Office space available to let in 1 River Road, Halfway Gardens, Midrand.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 63 874,00** |
| Gross lettable area | **586 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

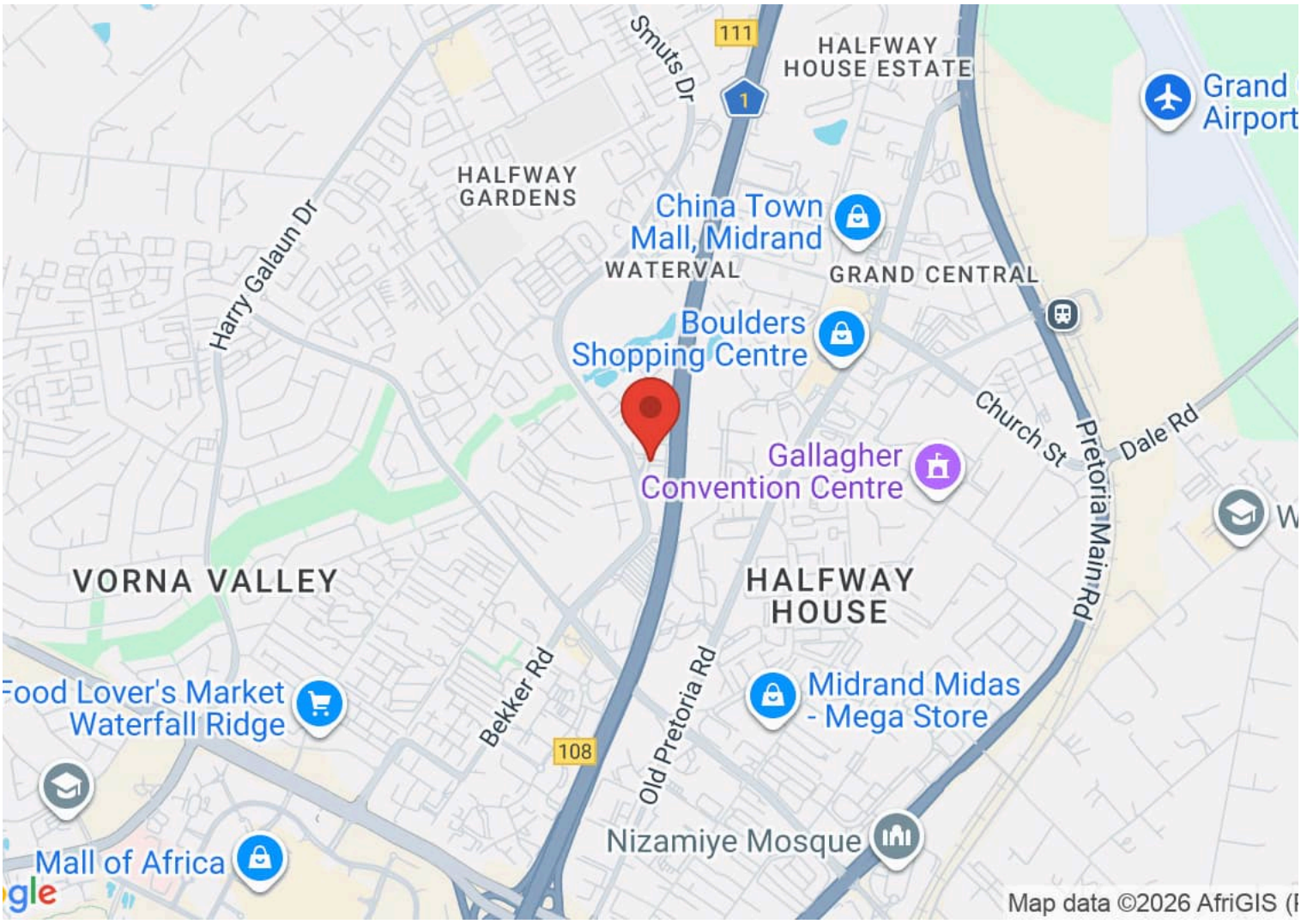
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 109,00 / m²** |
| Net rental | Rate: **R 109,00 / m²** |

## Parking

| | |
|---|---|
| Shade cloth | **R 430.00 per bay** |
| Open | **R 350.00 per bay** |




# Get in touch



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