

To Let

3 River Road Entire Building

3 River Road, Halfway Gardens, Midrand, Gauteng, 1685

CUSHMAN & WAKEFIELD | broll

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The Building

3 River Road

3 River Road offers a well-maintained and stylish office space in Midrand, designed to provide a comfortable and inspiring work environment. Featuring a grand entrance, a welcoming reception hall, and an outdoor smoking area with a picnic patio and furniture, this space combines functionality with elegance.Key features include multiple kitchen areas, open-plan workspaces with high-quality counters, a lush courtyard, numerous balconies, a canteen, and an entertainment area. Conference doors allow for flexible space configurations, while shaded and basement parking ensure convenience. The beautifully landscaped gardens further enhance the appeal of this office space.Ideally located in the prestigious Riverview Office Park near the N1 highway, this property offers easy access between Johannesburg and Pretoria and is just 3 km from the Midrand Gautrain Station, making it a prime choice for businesses seeking accessibility and a premium work environment.

Features
Backup water | Fibre ready | Access control & security

Building information

Gross Lettable Area	**3,356 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

3356m² Office space available to let in 3 River Road, Halfway Gardens, Midrand.

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Unit information

Monthly rental	**R 302 040,00**
Gross lettable area	**3,356 m²**
Listing sector	**Office**
Available	**3 months notice**
Minimum period	**12 months**

Rental information

Rates and Taxes

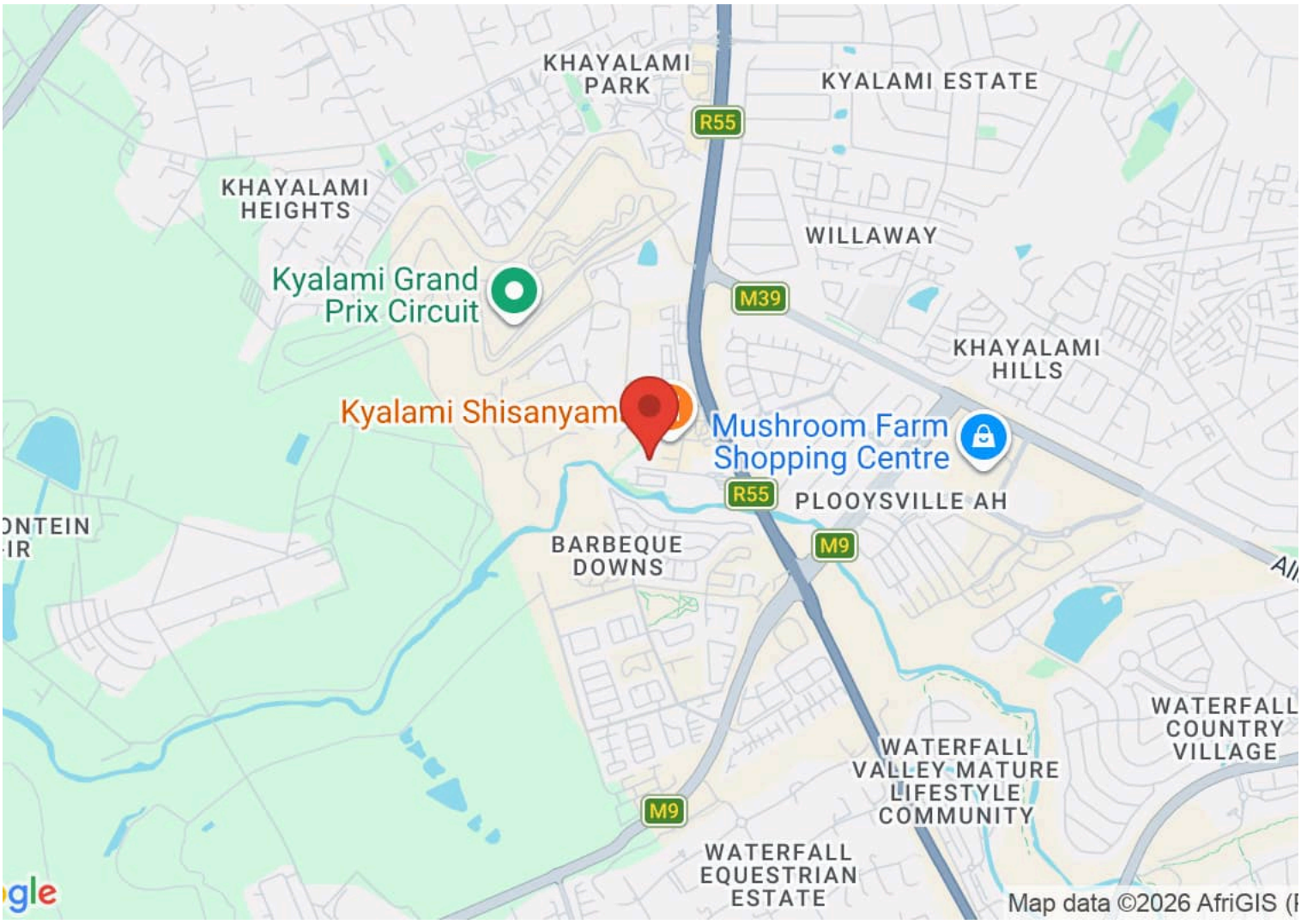
Gross rental		Rate: **R 90,00 / m²**
Net rental		Rate: **R 90,00 / m²**

Additional Features

Balconies	Size: **100 m²**	Rate: **R 45,00 / m²**
Storage rooms	Size: **79 m²**	Rate: **R 55,00 / m²**

Parking

Basement	**R 530.00 per bay**
Shade cloth	**R 430.00 per bay**
Open	**R 350.00 per bay**



Get in touch



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