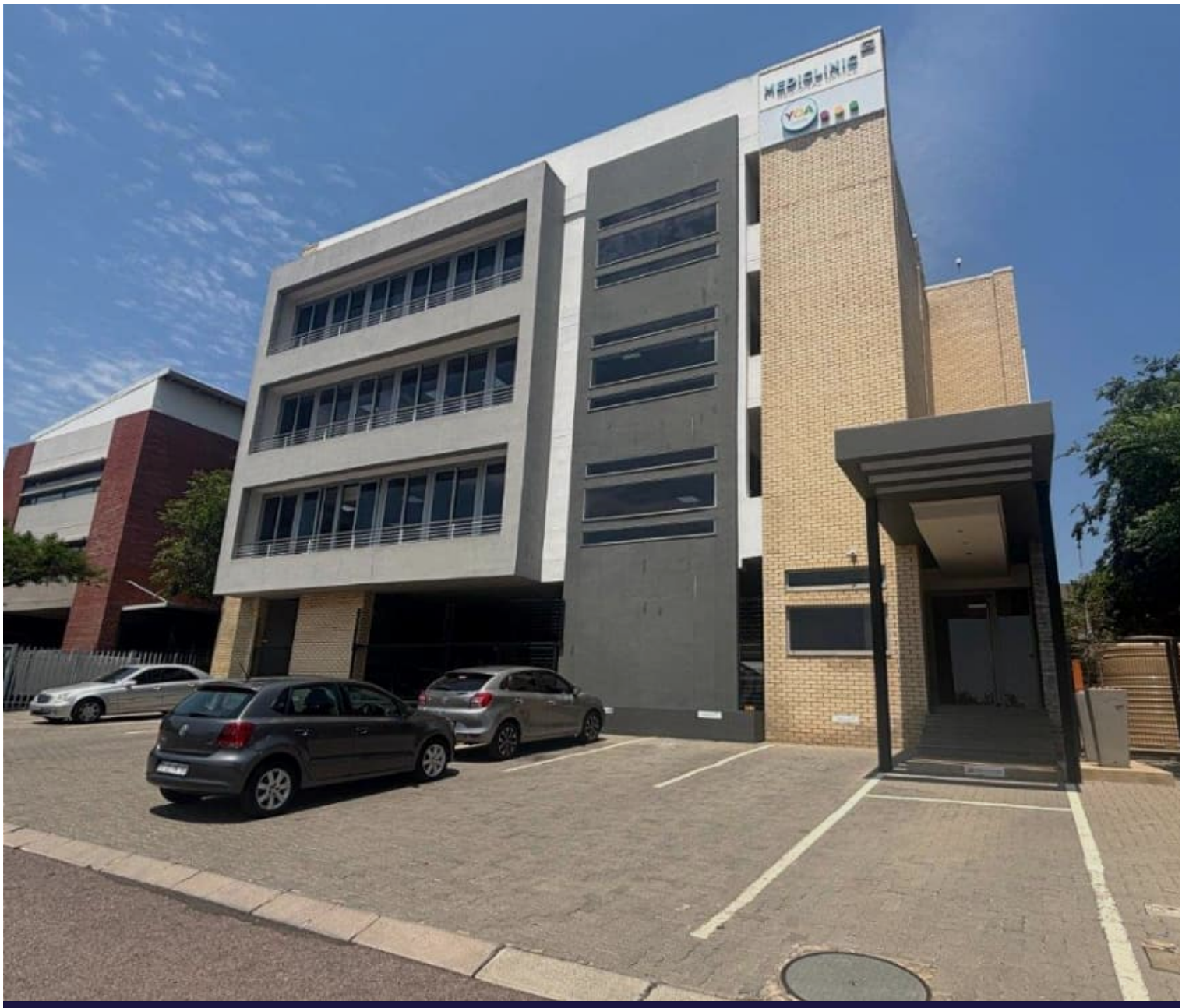


To Let

1 International Business Gateway, 12 A Challenger Avenue Unit 439m²

1 International Business Gateway, 12A Challenger Avenue, Midridge Park, Midrand, Gauteng, 1685

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https://www.cwbroll.co.za

The Building

1 International Business Gateway, 12 A Challenger Avenue

This AAA-grade office space in the prestigious International Business Gateway, Midrand, combines prestige, functionality, and convenience in a prime location. Boasting excellent visibility from New Road and effortless access to the N1 highway, the building offers a secure, modern environment with 24-hour guarded access, CCTV, full backup power, municipal backup water supply, and fiber-ready connectivity. The office features air-conditioning throughout, elevator access, and optional furnishings for a seamless move-in. Included parking comprises basement, shaded, and open bays, while high-visibility signage enhances brand exposure. Situated close to the Midrand Gautrain Station, local bus stops, and within walking distance of major shopping centres, this space is ideal for corporate headquarters, financial services, tech companies, or professional firms seeking a premium, high-profile office environment in a thriving business park.

Features
24-Hour Security | Guarded access | CCTV | Full Backup Power | Backup Water | Fiber-ready | Elevator Access | Air-Conditioning

Building information

Building sector	**Office**







The Space

439m² Office space available to let in 1 International Business Gateway, 12 A Challenger Avenue, Midridge Park, Midrand.

439m² Office space available to let in 1 International Business Gateway, 12 A Challenger Avenue, Midridge Park, Midrand.Office Size: 330 m²Total GLA (incl. common areas): 444.60 m²Lease Term: From 12 monthsGross Rental: R160/m² | R79,436/month (Excl. VAT & utilities)Availability: ImmediateFurnished Option: Available for a seamless move-in?? Parking Allocation (Included in Rental)Basement Bays: 7Shaded Bays: 4Open Bays: 2

Unit information

Monthly rental	**R 62 250,20**
Gross lettable area	**439 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 141,80 / m²**
Net rental	Rate: **R 141,80 / m²**



Get in touch



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