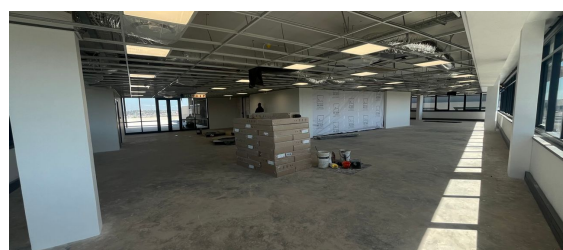
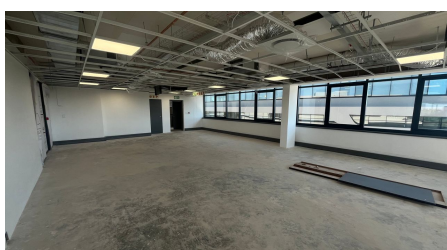
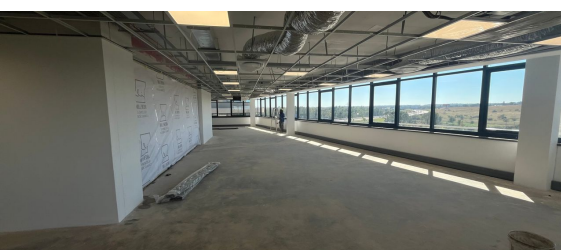




Centurion, Gauteng
P-Grade Offices TO LET in Centurion



This is a unique opportunity to rent a prestigious 807m² office space in the sought-after Irene neighborhood of Centurion. Located in a thriving business district, the property combines modern elegance with functionality, making it ideal for businesses looking to establish or expand their operations. The office features a spacious, well-lit reception area that flows into a series of high-quality offices, equipped with state-of-the-art amenities designed to foster comfort and productivity. The layout is carefully planned to maximize efficiency, offering ample room for meetings, collaboration, and daily activities.

The upmarket office park exemplifies sophistication and style, boasting a 4-star green rating and 24-hour access control. The space is equipped with high-speed internet, ample parking for both employees and visitors, and is conveniently located near major transport routes, including the N1 Highway just off Botha Avenue. Additionally, the park is accessible via the Gautrain Bus Route and other major transport networks, while offering backup power and water supply. This property presents a prime investment opportunity in a dynamic business hub. Contact us today to arrange a viewing and secure your spot in this highly desirable location.

R175,926 PM
excl. VAT & Utilities
price per m²: R218

FEATURES

Gross Monthly Rental Available From Lease Period	R175,926 Excl. VAT Immediately 36 months
Building Size (m ²)	807
Land Size (m ²)	807
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO. COM21593
Go to 3cubeproperty.co.za for more information about this property



CONTACT
DYLAN PIETERSEN
083 338 1183 / (010) 3006441
dylan@3cubeproperty.co.za