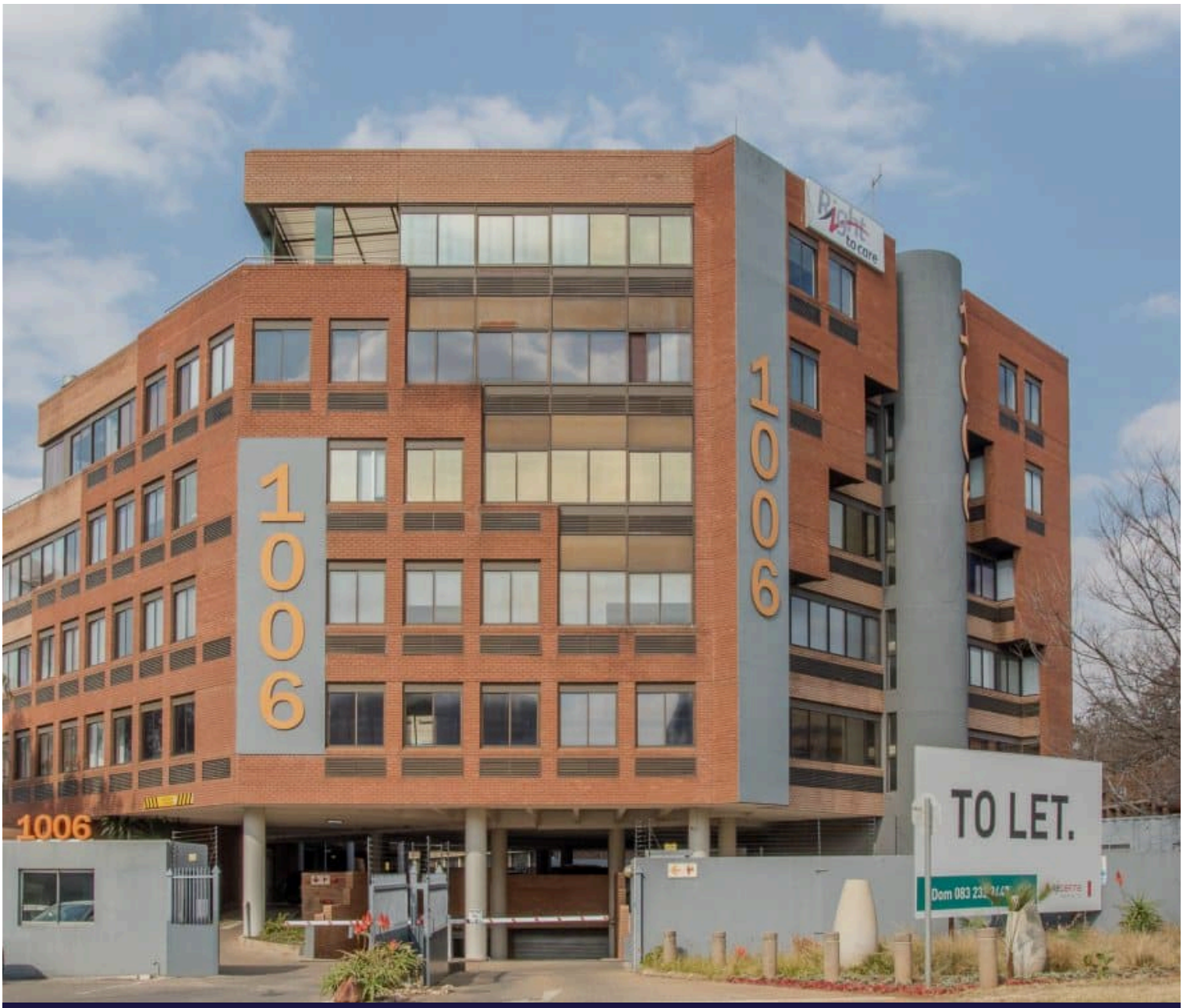


To Let

1006 On The Lake All - 6716sqm

1006 Lenchen Avenue, Centurion Central, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

1006 On The Lake

The Ultimate Investment Opportunity!If you are looking to move from tenant to landlord - or if you are an investor seeking a high-yield asset this Office Park is currently one of the most strategic acquisitions available in Centurion! Located in the heart of Centurion Central this property offers the rare chance to own a significant piece of Centurion CBD.It presents the following features:Walking distance to GautrainDirectly opposite Centurion MallBrand ExposureHas communal rooftopElevatorsAirconOpen-Plan workspacesAbundance of officesKitchenette's and KitchensVariety of boardroomsReception AreasParking's: 282Zoning: Business 4

Features
24/7 Security | 24 Hour Access | Guard House | Airconditioning

Building information

Gross Lettable Area	**6,716 m²**
Grade	**B Grade**
Building sector	**Office**







The Space

6717m² Office space available to let in 1006 On The Lake, Centurion Central, Centurion.

The Ultimate Opportunity in Centurion CentralLocated in the heart of Centurion Central this property offers the rare chance to lease a significant piece of Centurion CBD.It presents the following features:Walking distance to GautrainDirectly opposite Centurion MallBrand ExposureHas communal rooftopElevatorsAirconOpen-Plan workspacesAbundance of officesKitchenette's and KitchensVariety of boardroomsReception AreasBasement and Open Parking

Unit information

Monthly rental	**R 920 363,34**
Gross lettable area	**6,717 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

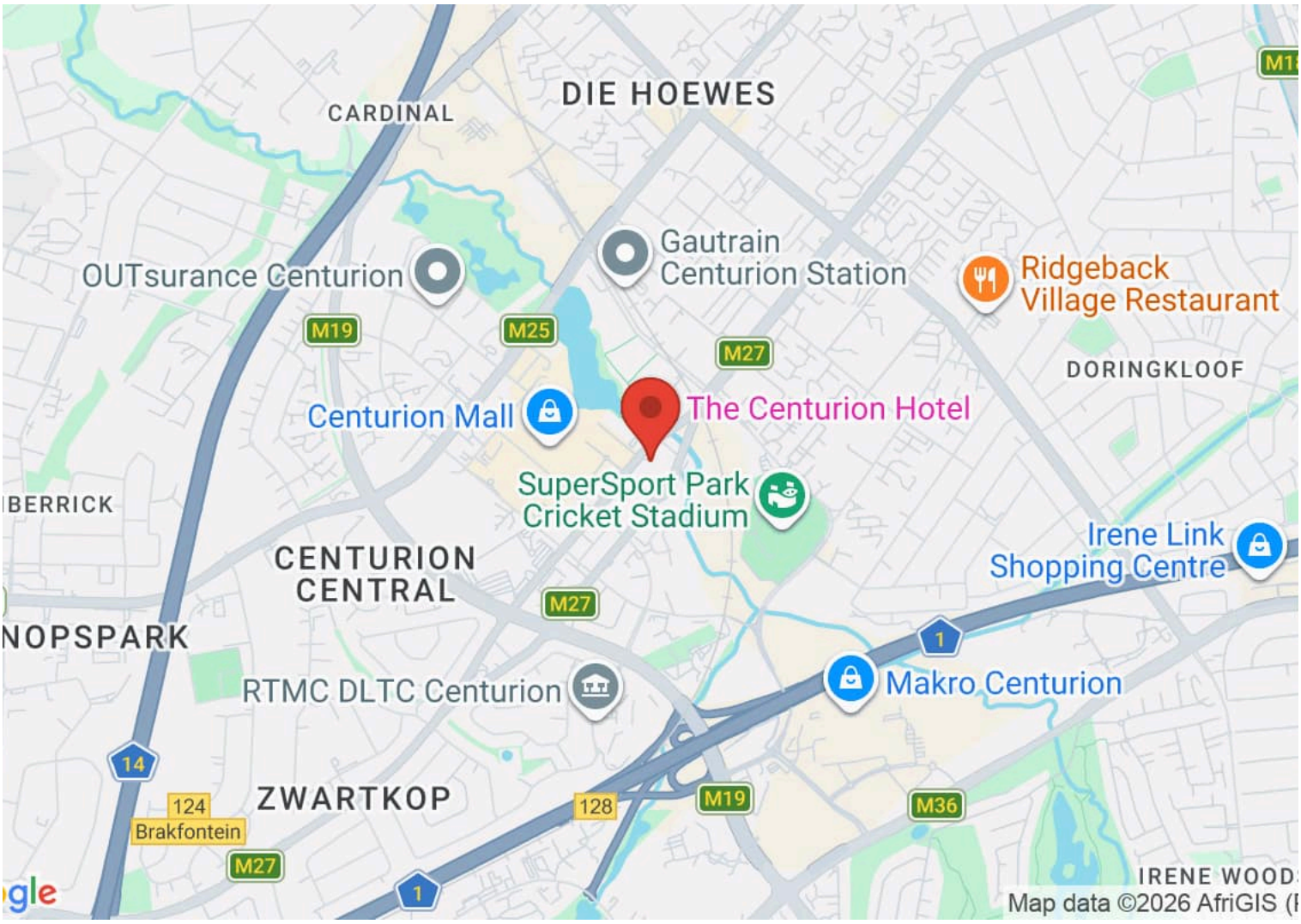
Gross rental	Rate: **R 137,02 / m²**
Net rental	Rate: **R 95,00 / m²**
Operations costs	Rate: **R 22,03 / m²**
Assessment rates	Rate: **R 19,99 / m²**

Additional Features

Balconies	Rate: **R 50,00 / m²**
Storage rooms	Rate: **R 50,00 / m²**

Parking

Basement	**R 600.00 per bay**
Shade cloth	**R 500.00 per bay**
Open	**R 400.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621