

To Let

Lougardia Building 301E 1, 2, 3

1262 Embankment road, Centurion Central, Centurion, Gauteng, 0157

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The Building

Lougardia Building

Lougardia Building, a modern and fully refurbished office complex in the heart of Centurion Central, offers excellent value for businesses. It is strategically situated at the corner of Embankment Road and Hendrik Verwoerd Drive, adjacent to Centurion Mall and within walking distance of the Gautrain station and taxi rank. The building is easily accessible via major transport routes including the N1, N14, John Vorster Drive, Jean Avenue, and Old Johannesburg RoadDesigned for tenant convenience, Lougardia Building features a welcoming central reception, secure controlled access, 24-hour security, and backup power to ensure uninterrupted operations. On-site amenities include an in-house tuck shop, communal kitchen, boardroom facilities, lift access, and elevator service. The building also provides ample parking, both open and basement, with wheelchair-friendly access and natural ventilation throughout. Lougardia offers a range of office units from compact 20–25 m^2 spaces to larger suites of up to 231 m^2, all fitted with air-conditioning, fibre-ready connectivity, modern finishes, carpeted floors, blinds, and plenty of natural light. These flexible spaces are ideal for small to medium-sized enterprises seeking a professional address in a vibrant business hubManaged by Centurion Investments, the property benefits from a reputation for quality office solutions and long-term tenant relationships, making it an attractive address for companies looking for secure, well-connected, and fully serviced office accommodation in Centurion.

Features

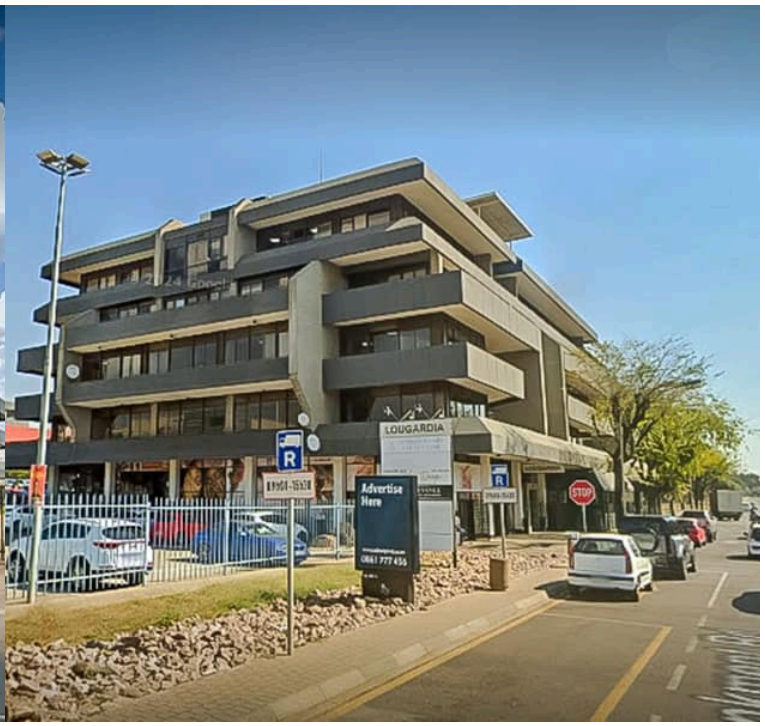
24-hour security | Parking | Walking distance to Gautrain | Walking distance to Centurion Mall

Building information

Gross Lettable Area	**10,000 m^2**
Grade	**A Grade**
Building sector	**Office**







The Space

70.4m² Office space available to let in Lougardia Building, Centurion Central, Centurion.

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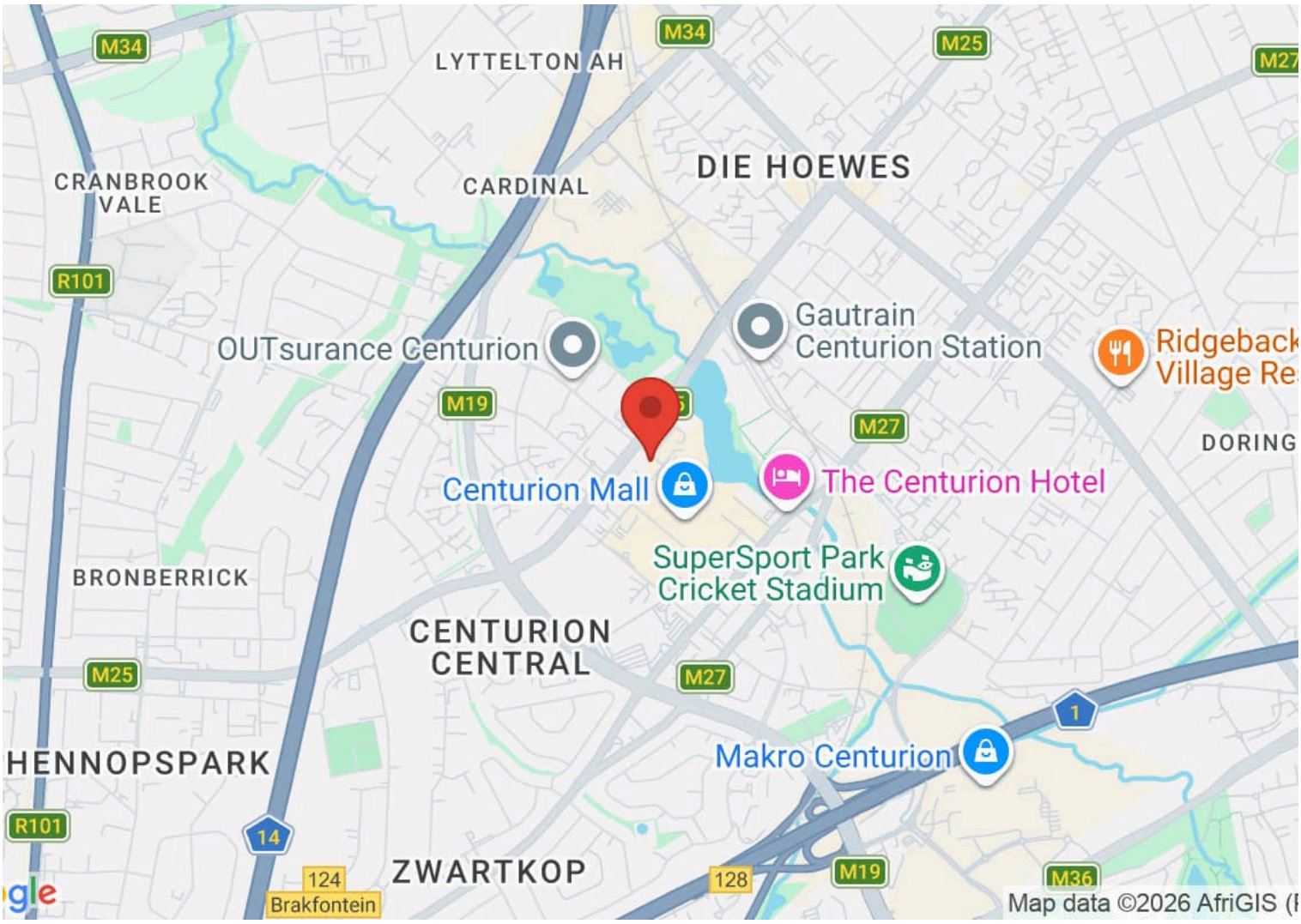
Unit information

Monthly rental	**R 11 193,60**
Gross lettable area	**70 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 159,00 / m²**
Net rental	Rate: **R 110,50 / m²**
Operations costs	Rate: **R 27,00 / m²**
Assessment rates	Rate: **R 21,50 / m²**



Get in touch



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