

# To Let

## 267 West 1004B

267 West Avenue, Die Hoewes, Centurion, Gauteng, 0163

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## 267 West

This modern commercial building offers a prime location in the heart of Centurion CBD, just a short walk from the Centurion Gautrain Station. Recently renovated, it provides a sophisticated and upscale environment for your business. Conveniently situated, it offers easy access to Centurion Mall (via a footbridge across the lake) and the wider Centurion CBD, as well as nearby N1 Highways.Security is a top priority, with a 24-hour security system and ample off-street parking. Additionally, the building is equipped with Fiber Internet Connectivity and a backup generator, ensuring your business stays connected and operational at all times.

**Features**
Centurion Offices | Near Gautrain & N1 | Close to Mall & CBD | 24-Hr Security | Parking | Fibre | Backup Generator

## Building information

| | |
|---|---|
| Gross Lettable Area | **1,459 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |







# The Space

**318.73m² Office space available to let in 267 West, Die Hoewes, Centurion.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 43 117,79** |
| Gross lettable area | **319 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

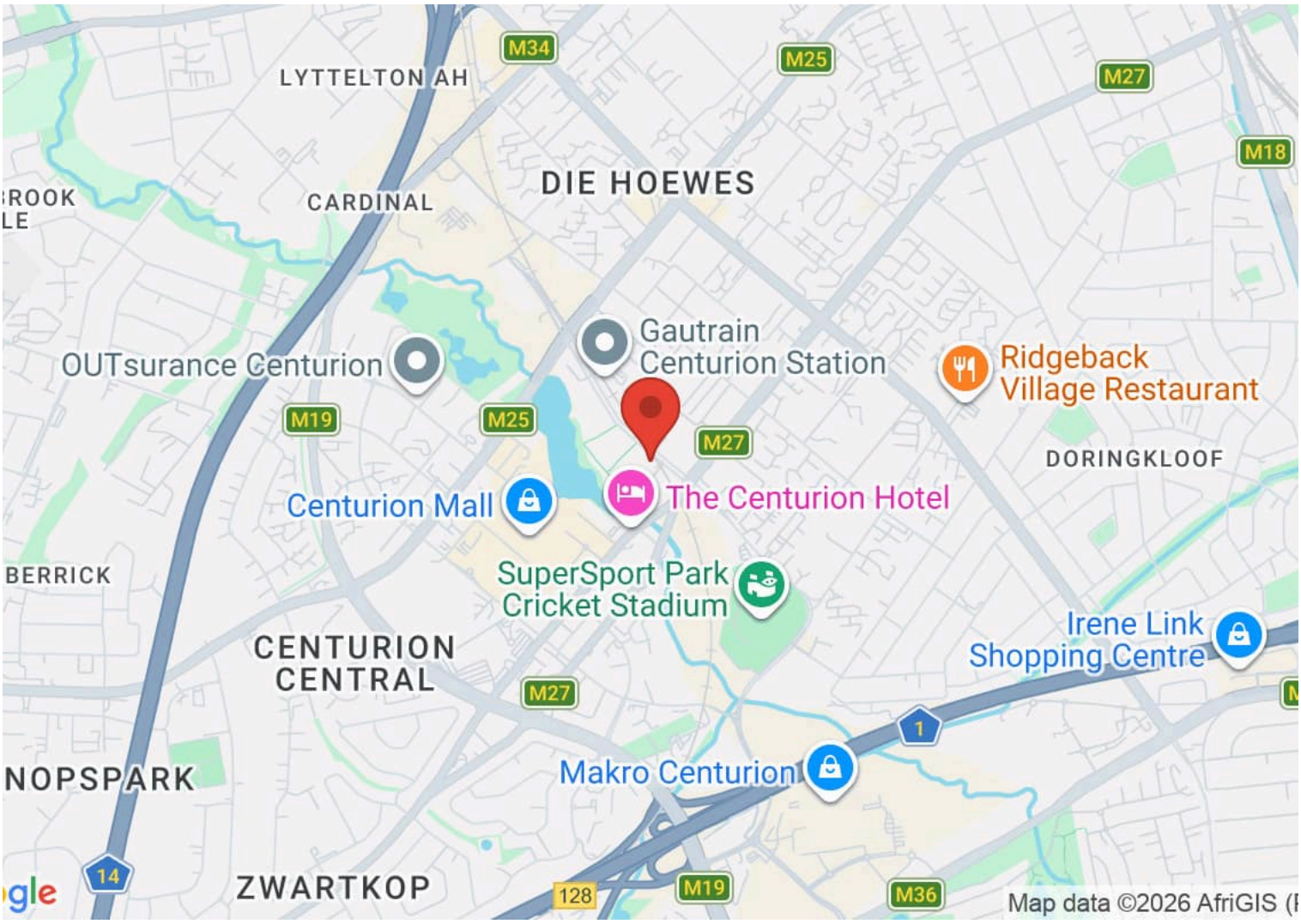
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 135,28 / m²** |
| Net rental | Rate: **R 120,00 / m²** |
| Assessment rates | Rate: **R 15,28 / m²** |

## Parking

| | |
|---|---|
| Covered | **R 700.00 per bay** |
| Shade cloth | **R 550.00 per bay** |
| Open | **R 450.00 per bay** |




# Get in touch



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