

To Let

Westend Office Park Building F - 1582sqm

250 Hall Street, Die Hoewes, Centurion, Gauteng, 0046

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Westend Office Park

Experience the epitome of excellence at Westend Office Park, where a thriving businesses enjoys a blend of high-caliber professionalism amidst lush gardens. Our A-grade office park is a symbol of sophistication, offering more than just a workspace—it's an immersive experience. Step into a realm where top-notch security is seamlessly integrated, ensuring a secure and productive environment for your business pursuits. Conveniently located along major highways and routes, Westend Office Park guarantees effortless accessibility, streamlining your commute. Plus, being within walking distance from the Gautrain station adds an extra layer of convenience. Immerse yourself in a corporate environment where professionalism harmonizes with the tranquility of nature. Join a community of successful businesses in a location designed to elevate your corporate presence.

Features

Backup Generators | 48-Hour Emergency | Water Supply | State-of-the-art security | Gautrain Shuttle Service | Park Restaurant and Boardroom

Building information

Gross Lettable Area	**43,000 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

1582m² Office space available to let in Westend Office Park, Die Hoewes, Centurion.

Premium Modern WorkspaceFeatures the following:* an open canvas for your desired office needs - (a generous TI allowance on a 5 year lease)* 24/h security* Back-up water* Back - up generator* Elevator* Access Card* Open glass windows* Roof top with Braai* Agreements possible for negotiationsExcludes:UtilitiesParkingReady to view?Contact me now!

Unit information

Monthly rental	**R 327 474,00**
Gross lettable area	**1,582 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

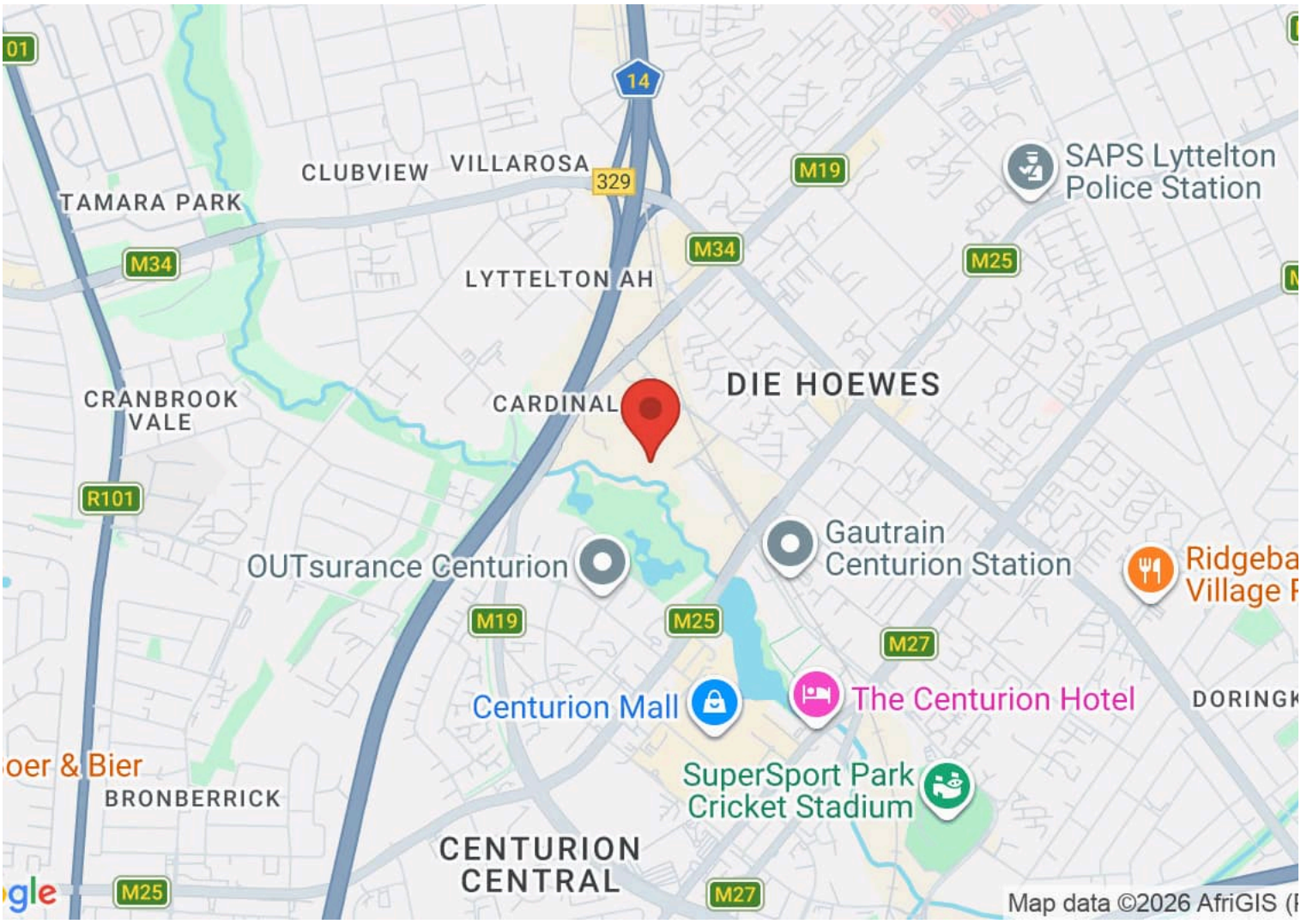
Gross rental	Rate: **R 207,00 / m²**
Net rental	Rate: **R 155,00 / m²**
Operations costs	Rate: **R 30,00 / m²**
Assessment rates	Rate: **R 22,00 / m²**

Additional Features

Balconies	Rate: **R 65,00 / m²**
Storage rooms	Rate: **R 105,00 / m²**

Parking

Basement	4	**R 995.00 per bay**
Covered	2	**R 705.00 per bay**
Open	2	**R 680.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621