

# To Let

## Eco Court F10 & M3A

340 Witch-Hazel Avenue, Eco Park Estate, Centurion, Gauteng, 0144

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Eco Court

Discover the Eco Court Office Suites, where versatility meets modern business needs. Our facility offers a variety of flexible workspaces, including private offices, hot desks, and meeting rooms, all meticulously designed for today's entrepreneurs and businesses.Immerse yourself in a workspace equipped with high-speed internet, advanced printing and scanning facilities, and seamless video conferencing capabilities—all tailored to enhance productivity and foster collaboration. Eco Court Suites goes beyond mere workspace provision; we offer essential business support services such as mail handling, professional call answering, and efficient administrative assistance, freeing you to focus on your core business priorities.Conveniently located amidst vibrant shops, dining options, and essential amenities, our prime location ensures that your workplace is not only productive but also accessible and enjoyable. Whether you're a startup, freelancer, or small business, Eco Court Suites provides flexible membership options, modern amenities, and outstanding customer service, creating an optimal environment for professional success and collaboration.

**Features**
24-Hour access to the building | An equipped kitchen, containing a fridge, microwave, dishwasher, kettle/hydration | The use of meeting rooms and boardrooms based on a booking basis with instructions and rules in the boardroom Rental includes rent, common area, patio, parking, operational cost, aircon maintenance, generator (fuel will be charged pro-rata per month), electricity, water, rates, taxes, and utilities & fully maintained by Landlord

## Building information

| | |
|---|---|
| Gross Lettable Area | **11,235 m²** |
| Grade | **B* Grade** |
| Building sector | **Office** |







# The Space

**477.49m² Office space available to let in Eco court, Eco Park Estate, Centurion.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 83 907,96** |
| Gross lettable area | **584 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 143,71 / m²** |
| Net rental | Rate: **R 99,00 / m²** |
| Operations costs | Rate: **R 21,90 / m²** |
| Assessment rates | Rate: **R 22,81 / m²** |

## Levies & Fees

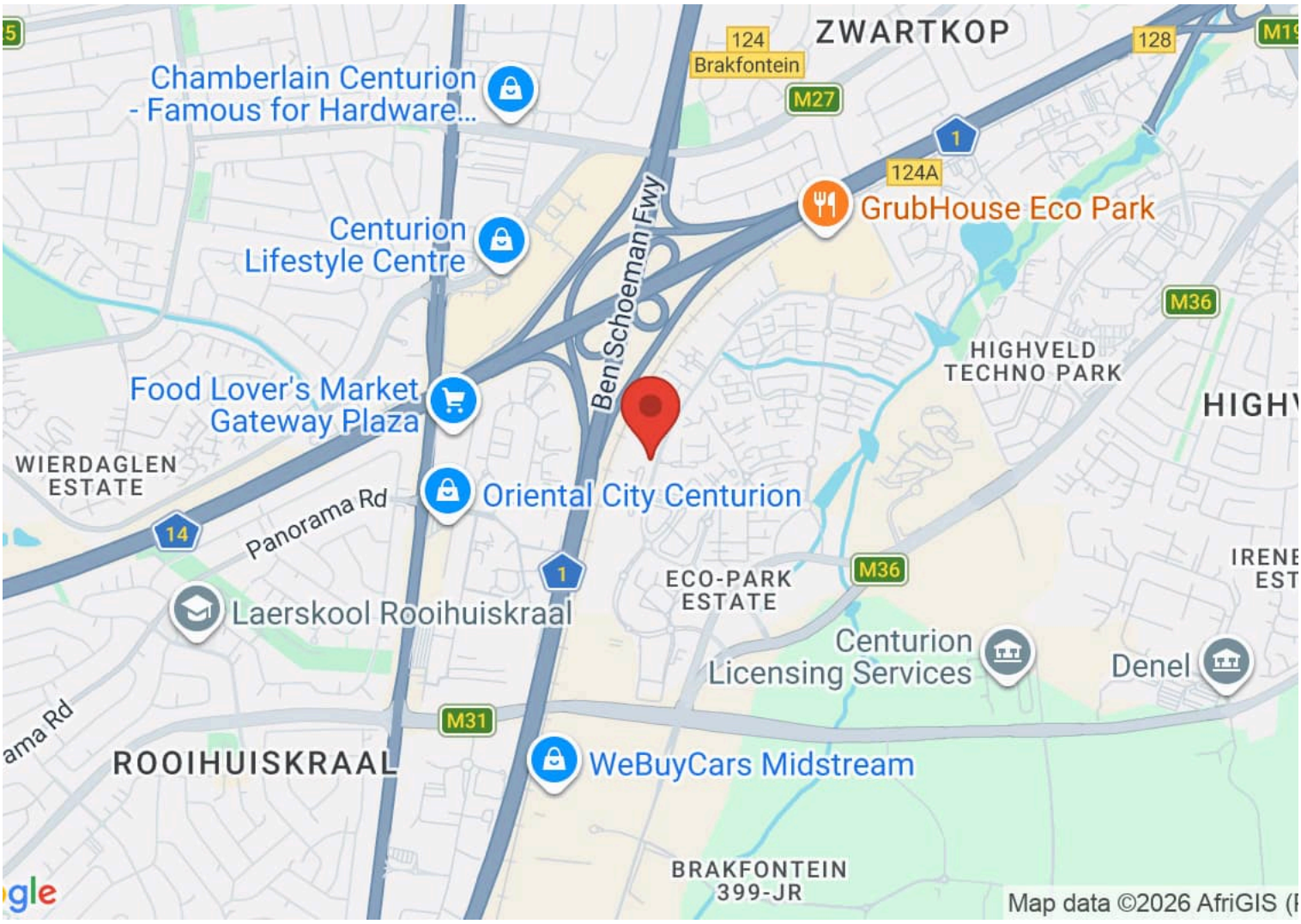
| | |
|---|---|
| Generator Levy | Rate: **R 5,00 / m²** |
| Aircon Maintenance Fee | Rate: **R 3,50 / m²** |

## Additional Features

| | | |
|---|---|---|
| Balconies | Size: **22 m²** | Rate: **R 99,00 / m²** |

## Parking

| | | |
|---|---|---|
| Basement | 5 | **R 695.00 per bay** |
| Covered | 1 | **R 480.00 per bay** |
| Open | | **R 380.00 per bay** |




# Get in touch



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