

To Let

Eco Fusion 22

300 Witch Hazel Avenue, Eco Park Estate, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Eco Fusion

Located within the Eco Fusion development, these offices epitomize eco-consciousness and contemporary design. They boast abundant natural light, open layouts, and flexible configurations, ensuring a comfortable and dynamic workspace. Eco Fusion champions sustainability with energy-efficient systems and green building practices, promoting a healthier environment. The development's amenities, such as green spaces, outdoor seating, and cafes, foster a vibrant community. Eco Fusion's offices offer an exceptional opportunity for businesses seeking a modern, environmentally conscious setting, thanks to their strategic location, commitment to sustainability, and array of amenities.

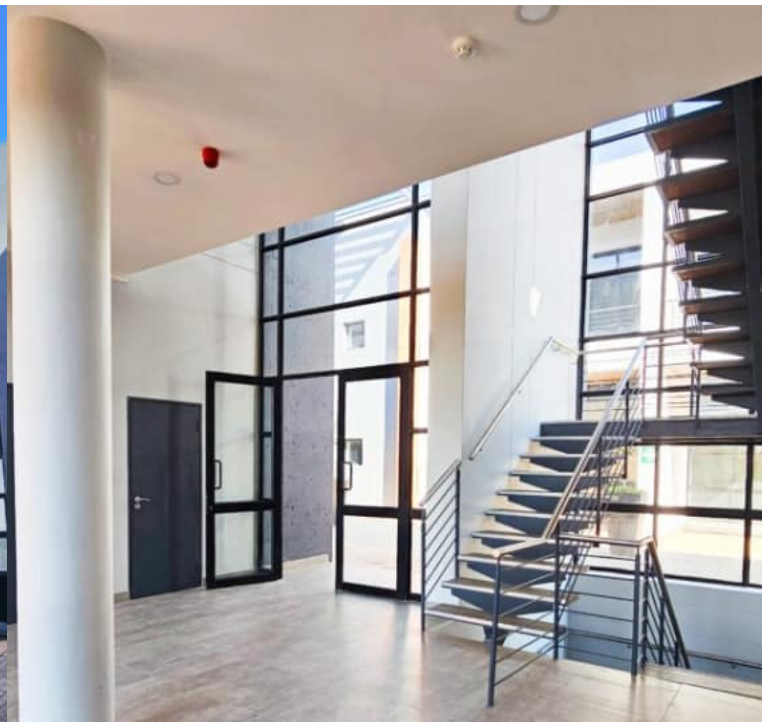
Features
N1/N14 exposure | Highway access | Access-controlled | CCTV & patrolled | Gautrain bus stop | Near Eco Boulevard | Fibre connectivity

Building information

Grade	**B* Grade**
Building sector	**Office**







The Space

282.69m² Office space available to let in Eco Fusion, Eco Park Estate, Centurion.

This Office Park, situated along Witch-Hazel Avenue in Highveld Techno Park, Centurion, is a popular and well-established A-grade commercial development that offers highly cost-effective, secure workspace solutions. Comprising multiple phases of distinct, multi-story buildings, the park features a mix of compact office suites and large corporate footprints at competitive gross rental rates ranging from R110 to R130 per m^2, making it an attractive destination for cost-conscious tech firms, consulting practices, and SMEs. The park provides excellent corporate functionality with tight access control, reliable on-site backup generator options, and a solid mix of basement, covered, and open parking bays. Benefiting from a strategic location within the Highveld tech hub, it offers seamless transit access to the N1 highway via John Vorster Drive and sits directly on the Centurion Gautrain bus route, ensuring convenient daily commuting for staff and clients alike.

Unit information

Monthly rental	**R 40 181,56**
Gross lettable area	**283 m^2**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

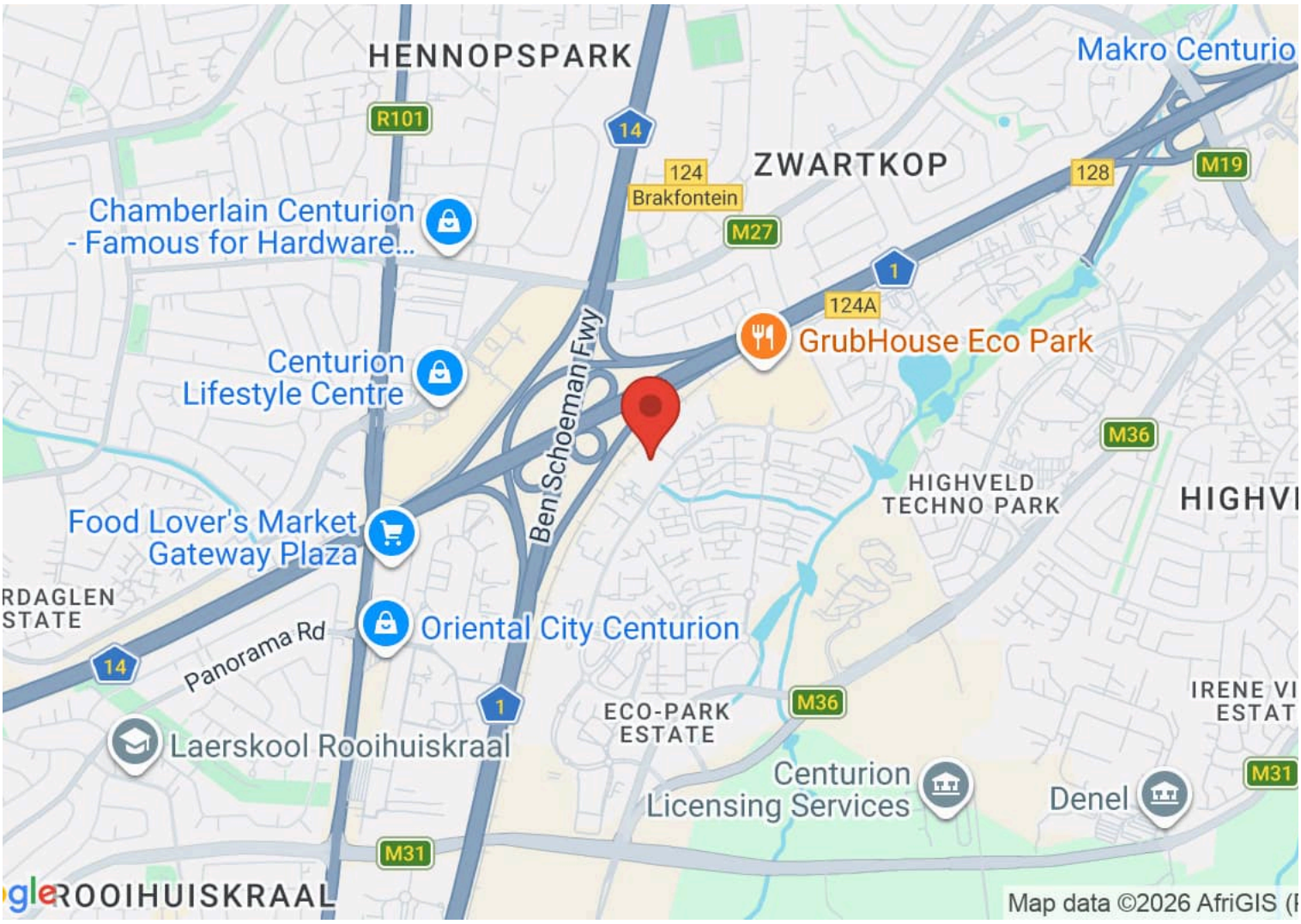
Gross rental		Rate: **R 142,14 / m²**
Net rental		Rate: **R 98,00 / m²**
Operations costs		Rate: **R 20,00 / m²**
Assessment rates		Rate: **R 24,14 / m²**

Additional Features

Balconies	Size: **7 m²**	Rate: **R 75,00 / m²**
Storage rooms		Rate: **R 75,00 / m²**

Parking

Basement	7	**R 620.00 per bay**
Open	6	**R 320.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621