

To Let

Eco Fusion B10B

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.

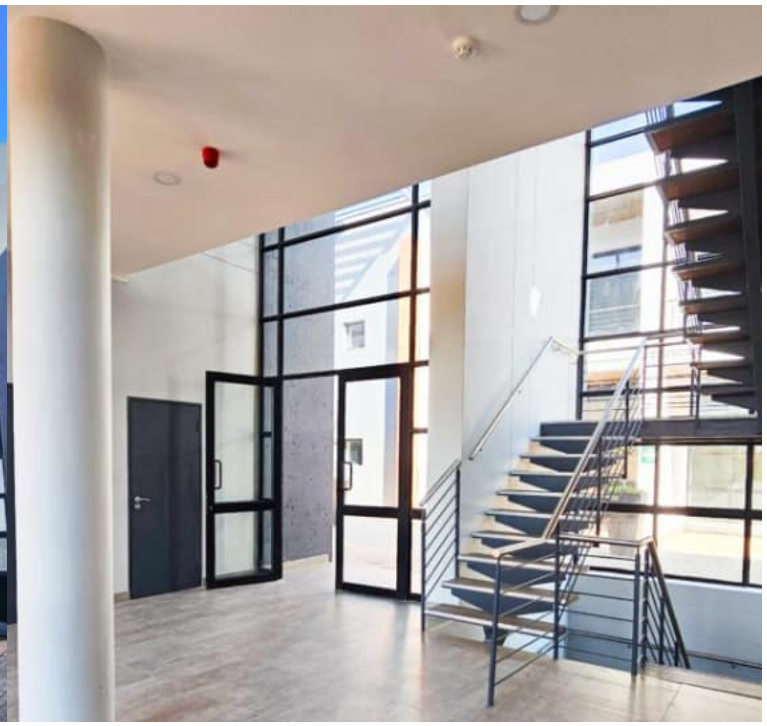
Features
N1/N14 exposure | Highway access | Access-controlled | CCTV & patrolled | Gautrain bus stop | Near Eco Boulevard | Fibre connectivity

Building information

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







The Space

151.69m² Office space available to let in Eco Fusion, Eco Park Estate, Centurion.

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Unit information

Monthly rental	**R 17 450,42**
Gross lettable area	**152 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental		Rate: **R 115,04 / m²**
Net rental		Rate: **R 69,00 / m²**
Operations costs		Rate: **R 21,90 / m²**
Assessment rates		Rate: **R 24,14 / m²**

Levies & Fees

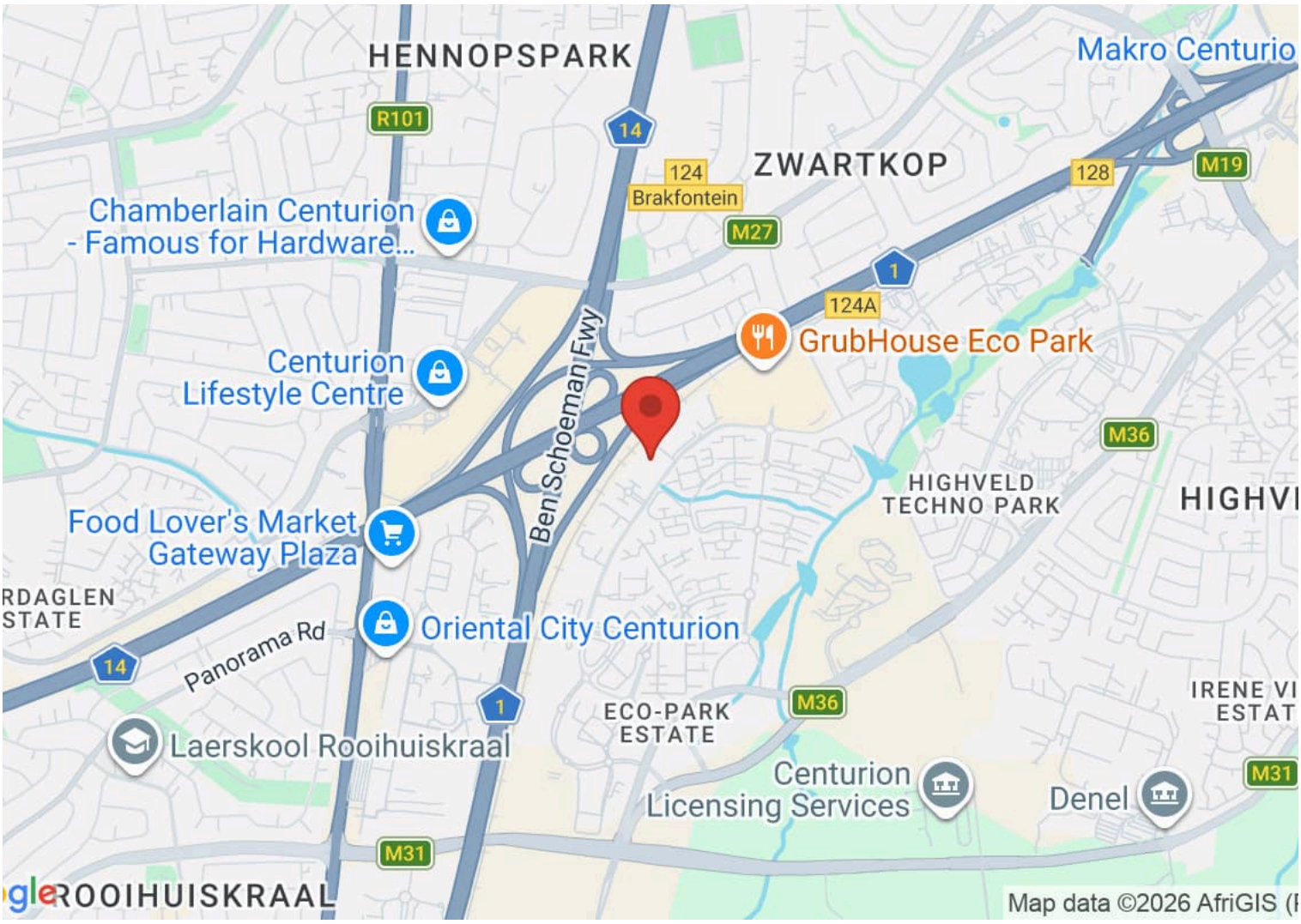
Aircon Maintenance Fee		Rate: **R 4,50 / m²**

Additional Features

Balconies		Rate: **R 69,00 / m²**
Storage rooms		Rate: **R 75,00 / m²**

Parking

Basement	4	**R 695.00 per bay**
Open	1	**R 380.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621