

# To Let

## Eco Fusion C28B

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.

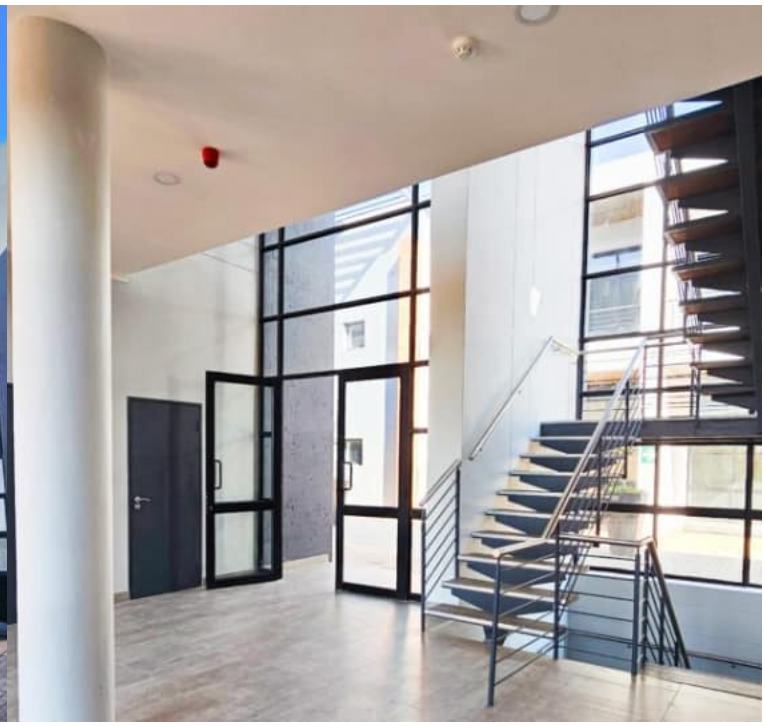
**Features**
N1/N14 exposure | Highway access | Access-controlled | CCTV & patrolled | Gautrain bus stop | Near Eco Boulevard | Fibre connectivity

## Building information

| | |
|---|---|
| Grade | **B* Grade** |
| Building sector | **Office** |







# The Space

**139.55m² Office space available to let in Eco Fusion, Eco Park Estate, Centurion.**

162.38m² Office space available to let in Eco Fusion, Eco Park Estate, Centurion.

## Unit information

| | |
|---|---|
| Monthly rental | **R 18 680,20** |
| Gross lettable area | **162 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

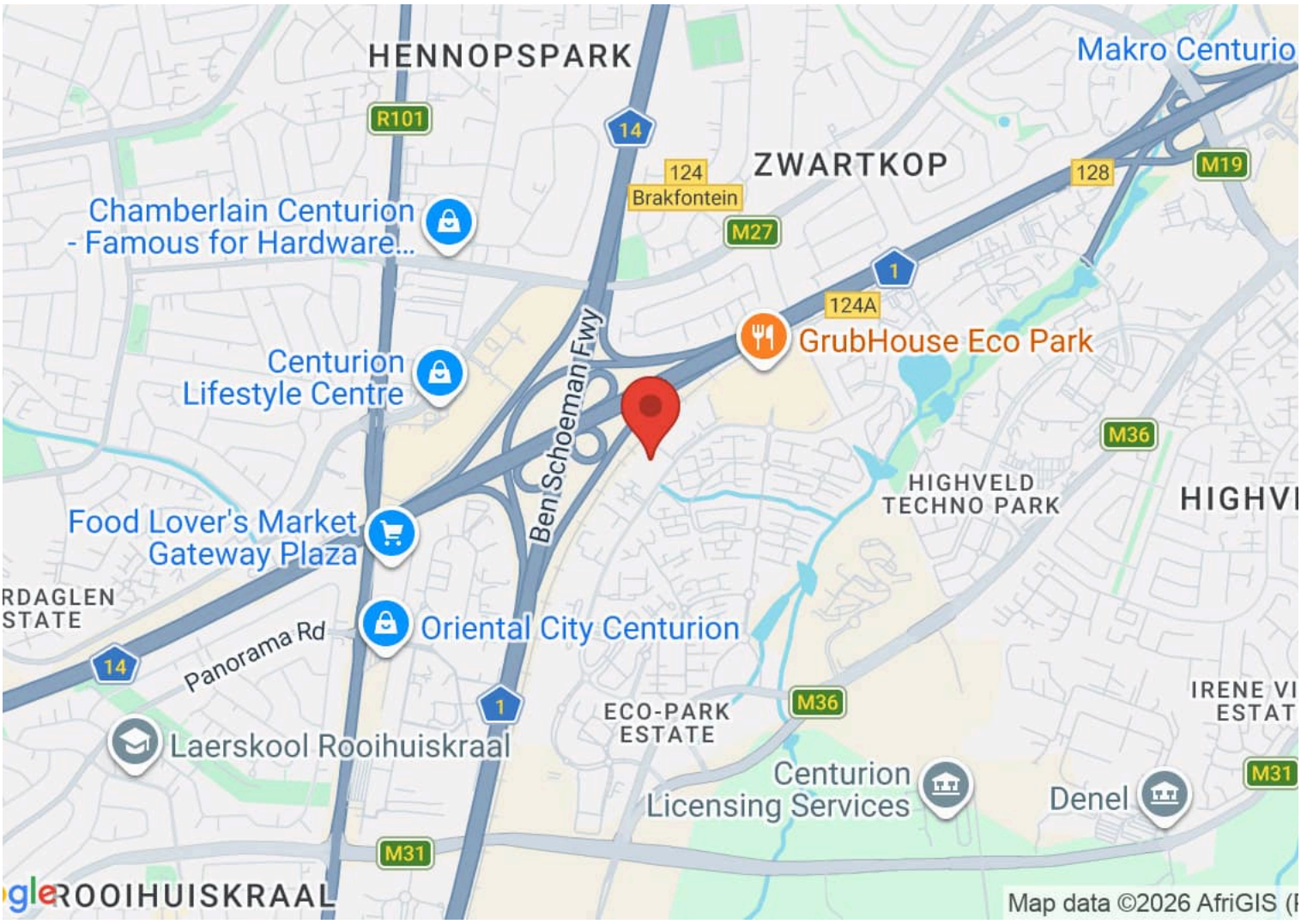
| | | |
|---|---|---|
| Aircon Maintenance Fee | | Rate: **R 4,50 / m²** |

## Additional Features

| | | |
|---|---|---|
| Balconies | Size: **14 m²** | Rate: **R 69,00 / m²** |
| Storage rooms | | Rate: **R 75,00 / m²** |

## Parking

| | |
|---|---|
| Basement | **R 695.00 per bay** |
| Open | **R 380.00 per bay** |




# Get in touch



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