

To Let

Eco Glades 2 GFC02

420 Witch-Hazel Ave, Eco Park Estate, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

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The Building

Eco Glades 2

Situated at the main corner of Highveld Techno Park, this building provides excellent signage potential within the security park. Surrounded by garden beds and large trees, with a pleasant braai area, it offers a welcoming environment. Inside, you'll find a beautiful high ceiling overlooking two levels of office space. Accessible via lift or stairs, the open-plan and closed office areas are versatile. There's room for call centers, HR/payroll departments, manager offices, and even a floor dedicated to company executives. The office park houses government departments and private companies, ensuring a professional setting. Conveniently located on the Gautrain bus route and near the N1 off-ramp, it offers easy access for employees and clients.

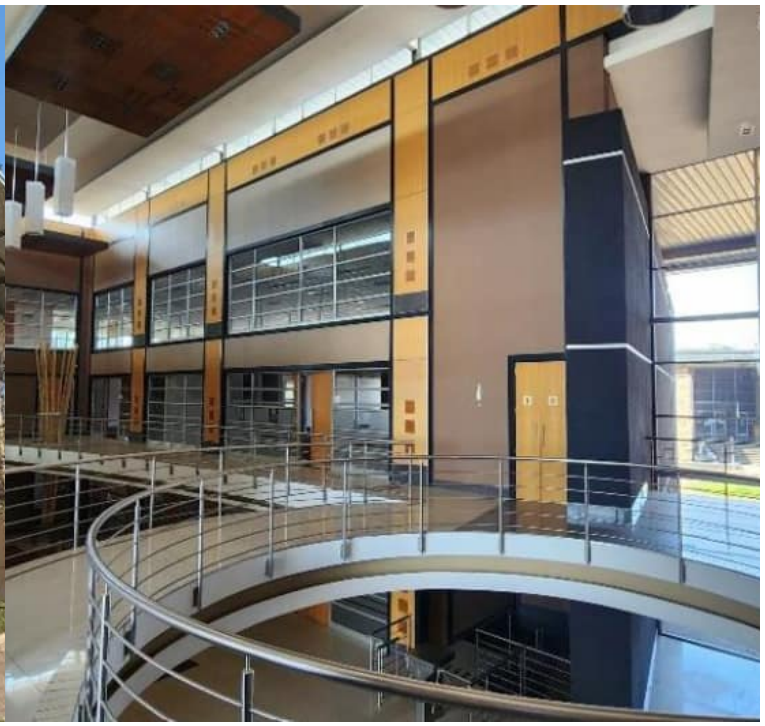
Features
24-hour security | Generator | Prime location

Building information

Grade	**A* Grade**
Building sector	**Office**







The Space

187.05m² Office space available to let in Eco Glades 2, Eco Park Estate, Centurion.

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Unit information

Monthly rental	**R 40 202,40**
Gross lettable area	**234 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental		Rate: **R 171,49 / m²**
Net rental		Rate: **R 125,00 / m²**
Operations costs		Rate: **R 21,90 / m²**
Assessment rates		Rate: **R 24,59 / m²**

Levies & Fees

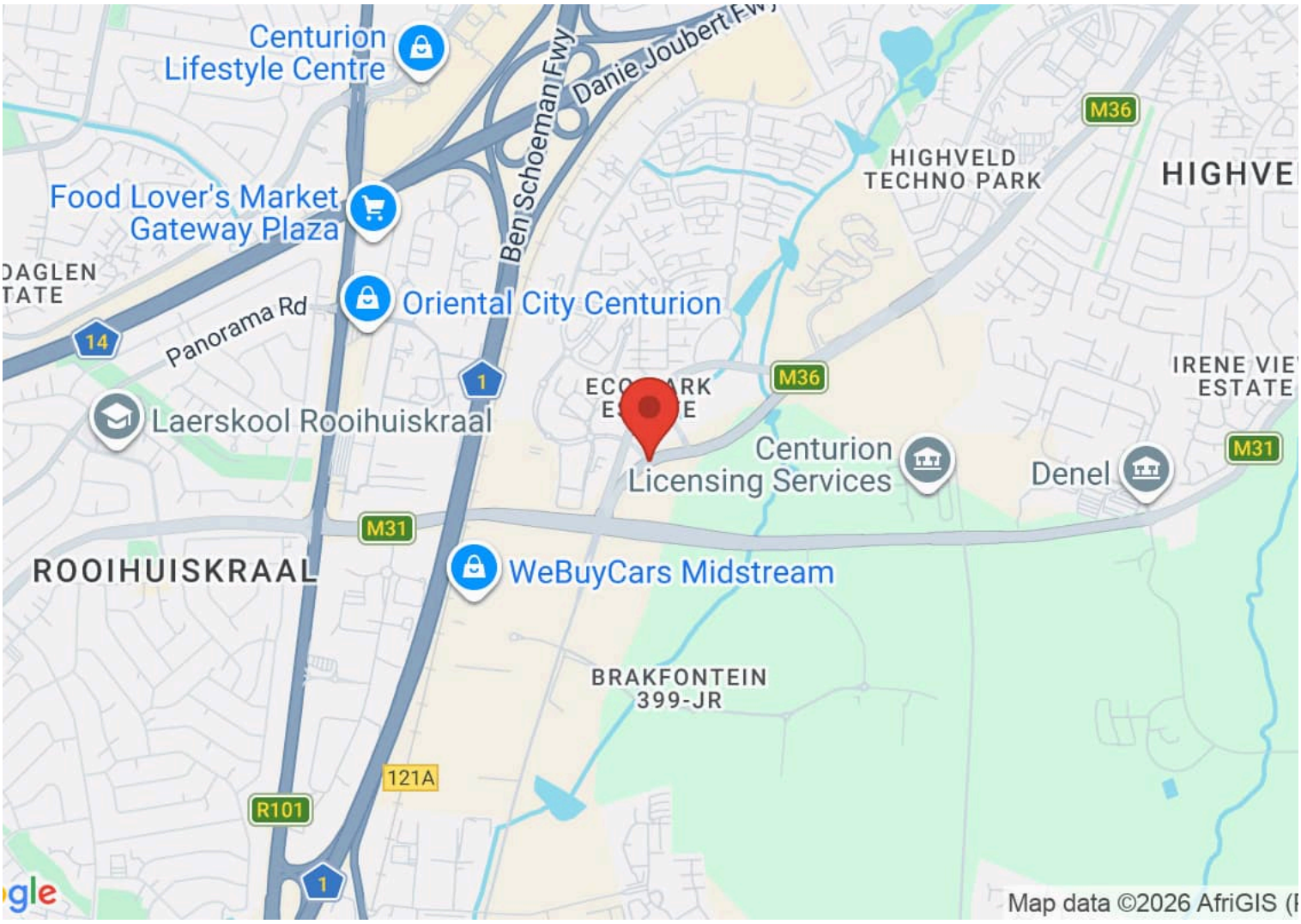
Generator Levy		Rate: **R 5,00 / m²**
Aircon Maintenance Fee		Rate: **R 4,50 / m²**

Additional Features

Balconies		Rate: **R 99,00 / m²**

Parking

Basement	5	**R 695.00 per bay**
Covered		**R 480.00 per bay**
Open		**R 380.00 per bay**



Get in touch



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