

To Let

Byls Bridge Building 14 - ERF 3084 FF-05B

11 Bylsbridge Blvd, Highveld Business Park, Centurion, Gauteng, 0062

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The Building

Byls Bridge Building 14 - ERF 3084

Byls Bridge Office Park offers a premium business address in Centurion, combining accessibility, security, and modern infrastructure.Ideally located near the N1 highway and within minutes of the Gautrain station, this sought-after office park ensures effortless connectivity for professionals and clients alike. The development features contemporary office suites tailored to startups and established firms, with flexible layouts that support productivity and collaboration. Tenants benefit from secure parking, 24-hour security, and proximity to a vibrant mix of restaurants, cafés, and retail outlets. With its polished setting and central location, Byls Bridge Office Park provides a seamless and professional environment for businesses ready to grow.

Features

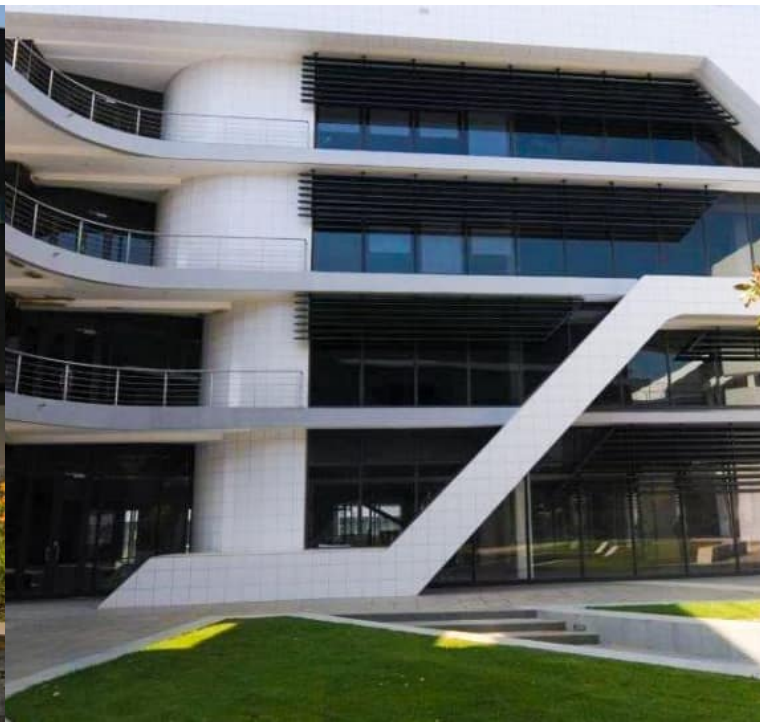
Brand new spacious offices | On site café and conference venue | Excellent location – Adjacent to the N1 Highway | 24-Hour security | Fibre to office available | Easy access to Gautrain Bus Station

Building information

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







The Space

306.68m² Office space available to let in Byls Bridge Building 14 - ERF 3084, Highveld Business Park, Centurion.

Byls Bridge Office Park, strategically positioned on the corner of Olievenhoutbosch Road and Jean Avenue in Doringkloof, Centurion, is a premier A-grade commercial development that ranks among the most coveted corporate addresses along the N1 corridor. This architectural flagship commands premium gross rentals ranging from R180 to R220 per m², drawing blue-chip multinational tenants and financial institutions who seek elite corporate exposure and high-volume highway visibility. The highly secure, beautifully landscaped park guarantees uninterrupted business operations via extensive backup generators and water storage systems, coupled with a generous parking ratio of up to 4 bays per 100 m². Its exceptional location provides immediate access to the N1 highway interchanges, seamless integration with Gautrain bus routes, and close proximity to the vibrant Irene Link precinct, blending ultra-modern workspace efficiency with premium lifestyle convenience.

Unit information

Monthly rental	**R 63 022,74**
Gross lettable area	**307 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 205,50 / m²**
Net rental	Rate: **R 145,00 / m²**
Operations costs	Rate: **R 21,90 / m²**
Assessment rates	Rate: **R 38,60 / m²**

Levies & Fees

Generator Levy	Rate: **R 5,00 / m²**
Aircon Maintenance Fee	Rate: **R 4,50 / m²**
Water Tank Levy	Rate: **R 3,00 / m²**

Parking

Basement	6	**R 695.00 per bay**
Open	9	**R 420.00 per bay**



Get in touch



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