

# To Let

## Infra Park Offices 8

4 Bellingham St, Highveld, Centurion, Gauteng, 0001

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Infra Park Offices

Infra Park Offices in Centurion offer modern, flexible workspaces ideal for businesses of all sizes. These offices are designed for productivity and comfort, with features like spacious layouts, natural light, and high-speed internet. Amenities include secure parking and 24/7 security. The strategic location provides easy access to transportation routes and business hubs, making it an ideal choice for businesses looking for a professional environment to grow.

**Features**
Easily accessible from the N1 John Vorster off-ramp. | Easy access to transportation routes and business hubs | Secure parking | 24/7 security

## Building information

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







# The Space

**126.49m² Office space available to let in Infra Park Offices, Highveld, Centurion.**

126.49m² Office space available to let in Infra Park Offices, Highveld, Centurion.Operational Cost includes: Maintaining of garden + Public & common area maintenance & securityMunicipal Rate is to escalate as per the actual increase charged by the relevant Municipality in July every year irrespective of the commencement date of this Agreement of Lease.Access Cards R80.00 (Excl VAT)Common area 5.78m²

## Unit information

| | |
|---|---|
| Monthly rental | **R 13 196,58** |
| Gross lettable area | **132 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

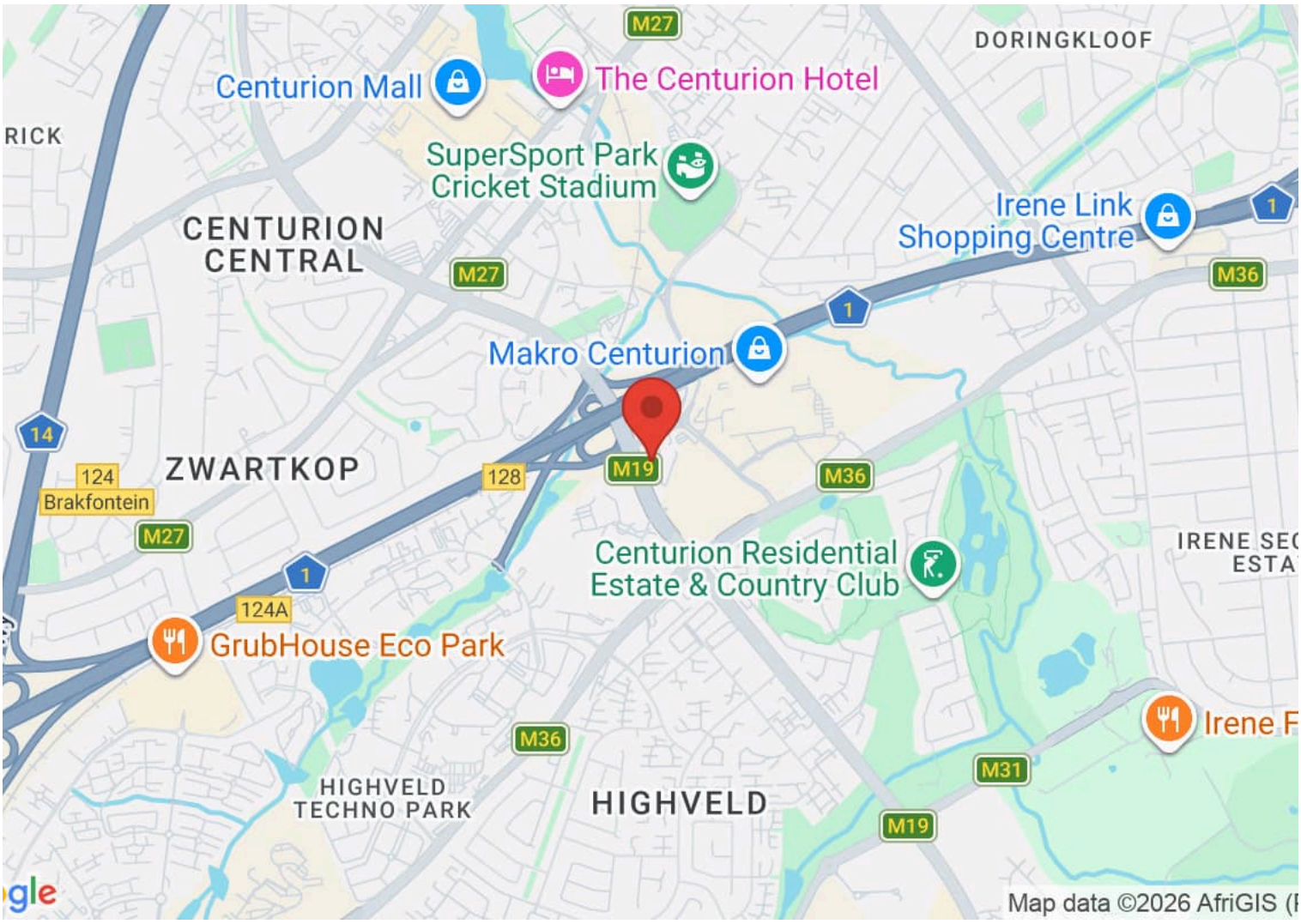
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 99,77 / m²** |
| Net rental | Rate: **R 65,00 / m²** |
| Operations costs | Rate: **R 21,90 / m²** |
| Assessment rates | Rate: **R 12,87 / m²** |

## Parking

| | | |
|---|---|---|
| Covered | 2 | **R 480.00 per bay** |
| Open | 2 | **R 380.00 per bay** |




# Get in touch




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