

To Let

Irene Link Building A Unit 663m²

Cnr Botha Avenue & Alexandra Road, Irene, Centurion, Gauteng, 0014

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The Building

Irene Link Building A

Irene Link Precinct Building A stands as a flagship development within Centurion's rapidly evolving commercial hub. Positioned prominently at the corner of Botha Avenue and Alexandra Road, the building commands immediate visibility from the N1 highway, offering unmatched exposure to passing traffic while ensuring effortless accessibility for tenants and visitors. Its location within the Irene Link Precinct places it at the heart of a mixed use environment that blends premium office space with retail, lifestyle, and residential offerings, creating a vibrant ecosystem for modern business.Architecturally, Building A is designed to impress. The structure combines sleek glass façades with contemporary lines, projecting a sense of sophistication and corporate prestige. Natural light floods the interiors through expansive windows, reducing reliance on artificial lighting and enhancing workplace well being. The building has achieved a 5 Star Green Star rating, underscoring its commitment to sustainability, energy efficiency, and reduced environmental impact. This makes it not only a visually striking landmark but also a responsible choice for forward thinking companies.Inside, the building offers approximately 5,725 m^2 of premium office space, carefully planned to accommodate a range of tenant requirements. Flexible floor plates allow businesses to tailor layouts to their operational needs, while high quality finishes and advanced building systems ensure comfort and efficiency. Tenants benefit from secure parking facilities, landscaped surroundings, and seamless integration with the broader precinct, which includes restaurants, retail outlets, and green recreational areas.Beyond its physical attributes, Building A represents a strategic business address. Its proximity to major transport routes, including the Gautrain station and arterial roads linking Pretoria and Johannesburg, positions it as a central node for regional connectivity. Companies based here enjoy the prestige of a landmark location, the convenience of a mixed use precinct, and the assurance of operating within a development that prioritizes sustainability and long term value.

Features

P-grade Green offices | N1 access | 24-hour security | Backup power | Gautrain access | Irene Link nearby | High speed fibre | Backup water

Building information

Gross Lettable Area	**2,580 m^2**
Grade	**P Grade**
Building sector	**Office**







The Space

663m² Office space available to let in Irene Link Building A, Irene, Centurion.

This Office Park, spectacularly positioned on Impala Avenue right against the N1 highway in Irene, Centurion, is one of Gauteng's premier, state-of-the-art mixed-use corporate precincts and a benchmark for modern P-grade office design. This landmark green development commands top-tier premium gross rentals ranging from R240 to R285 per m², drawing high-profile multinational corporate headquarters, financial institutions, and tech giants who demand an elite, energy-efficient business address. Boasting an impressive 4-Star Green Star rating, the precinct ensures total operational resilience with sophisticated, estate-wide backup generators, extensive water storage systems, and advanced biometric security. Its unrivaled location offers exceptional highway visibility and brand exposure, seamless integration with the lifestyle-driven Irene Link Shopping Centre, rapid transit via the John Vorster or Botha Avenue interchanges, and immediate access to Gautrain feeder buses alongside a generous basement parking provision.

Unit information

Monthly rental	**R 162 435,00**
Gross lettable area	**663 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

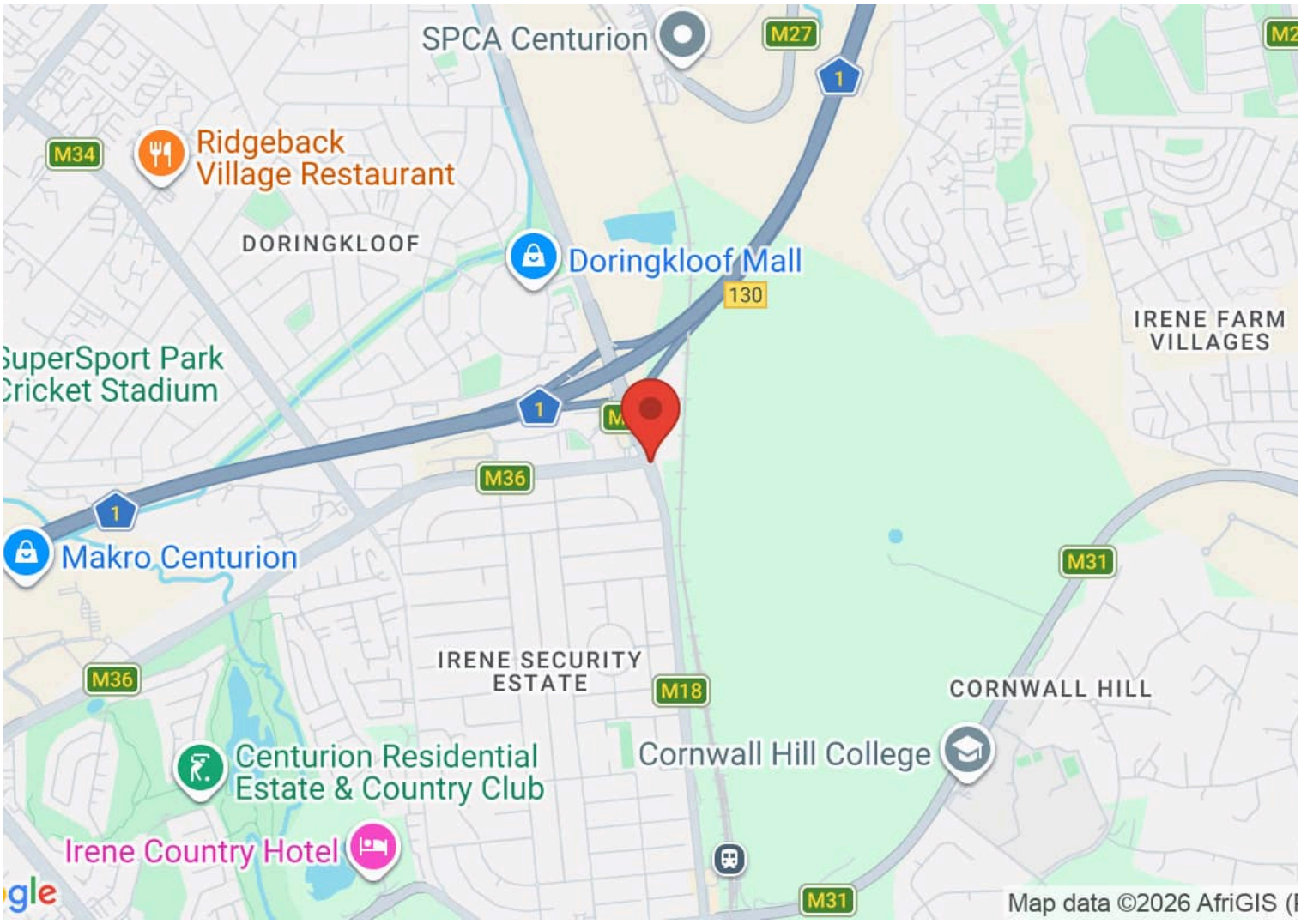
Rental information

Rates and Taxes

Gross rental	Rate: **R 245,00 / m²**
Net rental	Rate: **R 180,00 / m²**
Operations costs	Rate: **R 30,00 / m²**
Assessment rates	Rate: **R 35,00 / m²**

Parking

Basement	**R 1,100.00 per bay**
Open	**R 750.00 per bay**



Get in touch



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