

To Let

Irene Link Building F Building F

5 Impala Avenue, Irene, Centurion, Gauteng, 0157

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The Building

Irene Link Building F

Strategically positioned in the heart of Doringkloof, Irene Link Precinct offers premium P-grade office space with seamless access via Botha Avenue, Alexandra Road, and Impala Road—all conveniently located just off the N1 highway. This prime location ensures excellent connectivity for businesses and professionals alike, enhancing accessibility and visibility within one of Irene's most sought-after commercial hubs.The precinct has already seen the successful completion of Buildings A through E, contributing to a substantial 50,000m² of developed space that includes a vibrant retail centre. This dynamic environment is designed to support a wide range of business needs while fostering a sense of community and convenience. In addition to the existing infrastructure, Irene Link still offers 29,000m² of office space available for future development, presenting an exceptional opportunity for tenants seeking to establish or expand their footprint in a thriving mixed-use environment.Irene Link is more than just a business address—it's a lifestyle destination. The precinct promotes business continuity through thoughtfully designed workspaces, lush indigenous landscaping, and a harmonious blend of educational, medical, dining, and residential amenities. This integration of functionality and comfort creates a balanced atmosphere that caters to the demands of modern professionals.Key amenities include high-speed fibre connectivity, Green Star-rated buildings that reflect a commitment to sustainability, and a planned retail expansion that will further enhance the precinct's mixed-use appeal. With its strategic location on Alexandra Road and Impala Avenue, Irene Link stands out as a forward-thinking development that combines accessibility, innovation, and quality of life.

Features

High speed fibre | Close proximity to N1 Highway | Walking distance to Irene Link shopping centre | Backup power and water | Gautrain bus stop within the precinct | Green Star rated | 24 Hour security

Building information

Gross Lettable Area	**5,700 m²**
Grade	**P Grade**
Building sector	**Office**





The Space

5700m² Development space available to let in Irene Link Building F, 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 m^2, 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 1 402 200,00**
Gross lettable area	**5,700 m^2**
Listing sector	**Development**
Available	**1 October 2027**
Minimum period	**12 months**

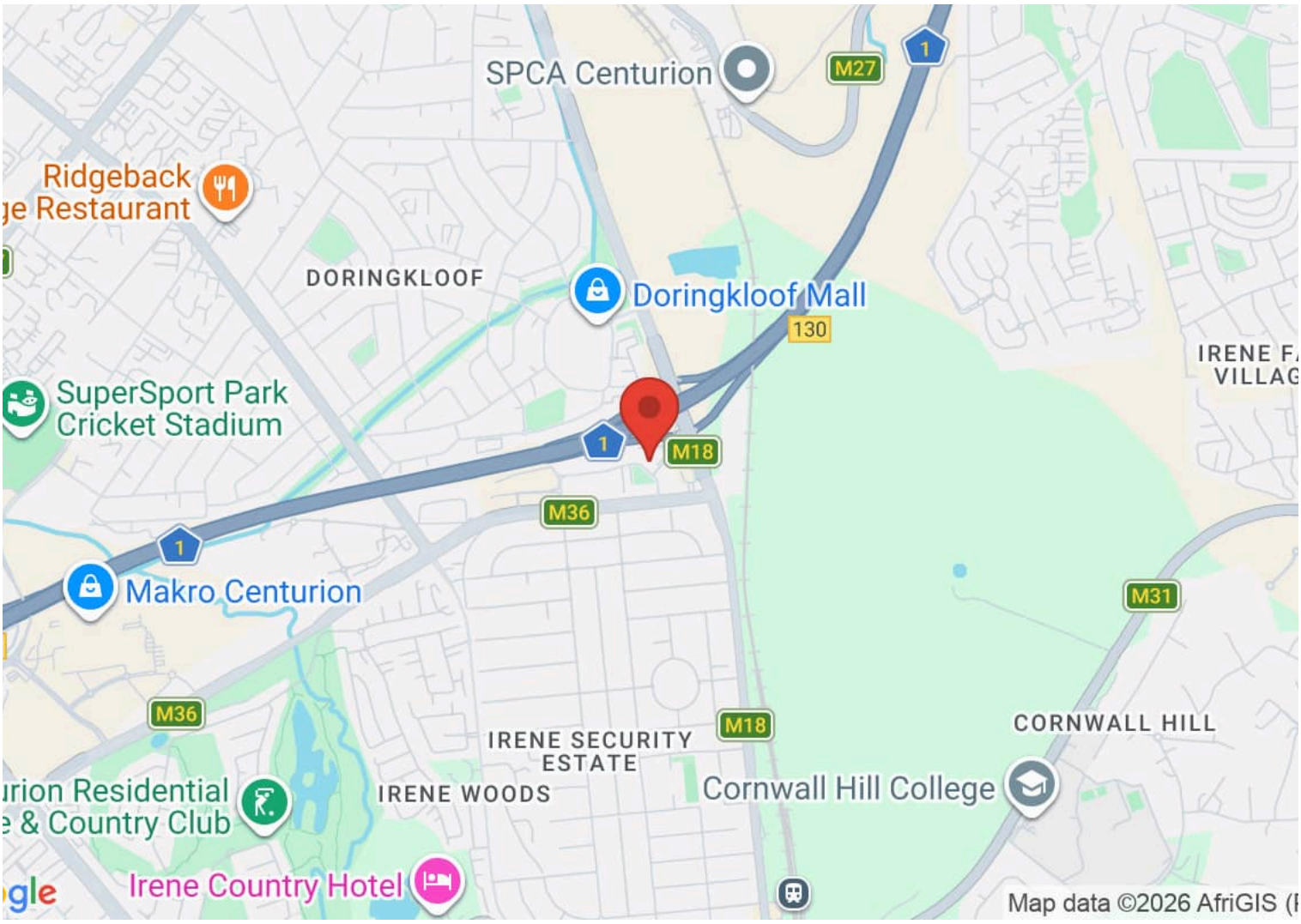
Rental information

Rates and Taxes

Gross rental	Rate: **R 246,00 / m²**
Net rental	Rate: **R 185,00 / m²**
Operations costs	Rate: **R 33,00 / m²**
Assessment rates	Rate: **R 28,00 / m²**

Parking

Basement	**R 1,250.00 per bay**
Open	**R 850.00 per bay**



Get in touch



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