

To Let

Irene Link Building J GF

38 Alexandra Road, Irene, Centurion, Gauteng, 0062

CUSHMAN & WAKEFIELD | broll

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The Building

Irene Link Building J

Elevate your business presence with Building J—an exceptional opportunity to secure the final prime office space fronting the N1 highway within the prestigious Irene Link Precinct. This P-grade development spans an impressive 5,271m² and is designed to deliver maximum visibility, contemporary architectural appeal, and effortless connectivity to major transport corridors. Positioned for prominence, Building J offers a rare combination of strategic exposure and refined functionality, making it ideal for forward-thinking enterprises seeking a high-impact location.Tenants benefit from a secure, well-managed environment that supports uninterrupted operations and employee wellbeing. The precinct features 24-hour security, reliable backup power and water systems, and a host of lifestyle amenities including a Planet Fitness gym and a vibrant retail centre—all within walking distance. For added convenience, a Gautrain bus stop is located right at the entrance, streamlining access for staff and visitors alike.As the last available highway-facing office building in Irene Link, Building J represents a unique chance to claim a prestigious address in one of Gauteng's most dynamic commercial nodes. With its blend of visibility, infrastructure, and lifestyle integration, this is more than just office space—it's a strategic investment in your company's future.

Features
Irene Link location | Gautrain access | N1 proximity | Backup power | Fibre | Green Star rated

Building information

Gross Lettable Area	**5,271 m²**
Grade	**P Grade**
Building sector	**Office**







The Space

793m² Office space available to let in Irene Link Building J, Irene, Centurion.

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Unit information

Monthly rental	**R 222 780,00**
Gross lettable area	**790 m²**
Listing sector	**Development**
Available	**Tenant Driven**
Minimum period	**12 months**

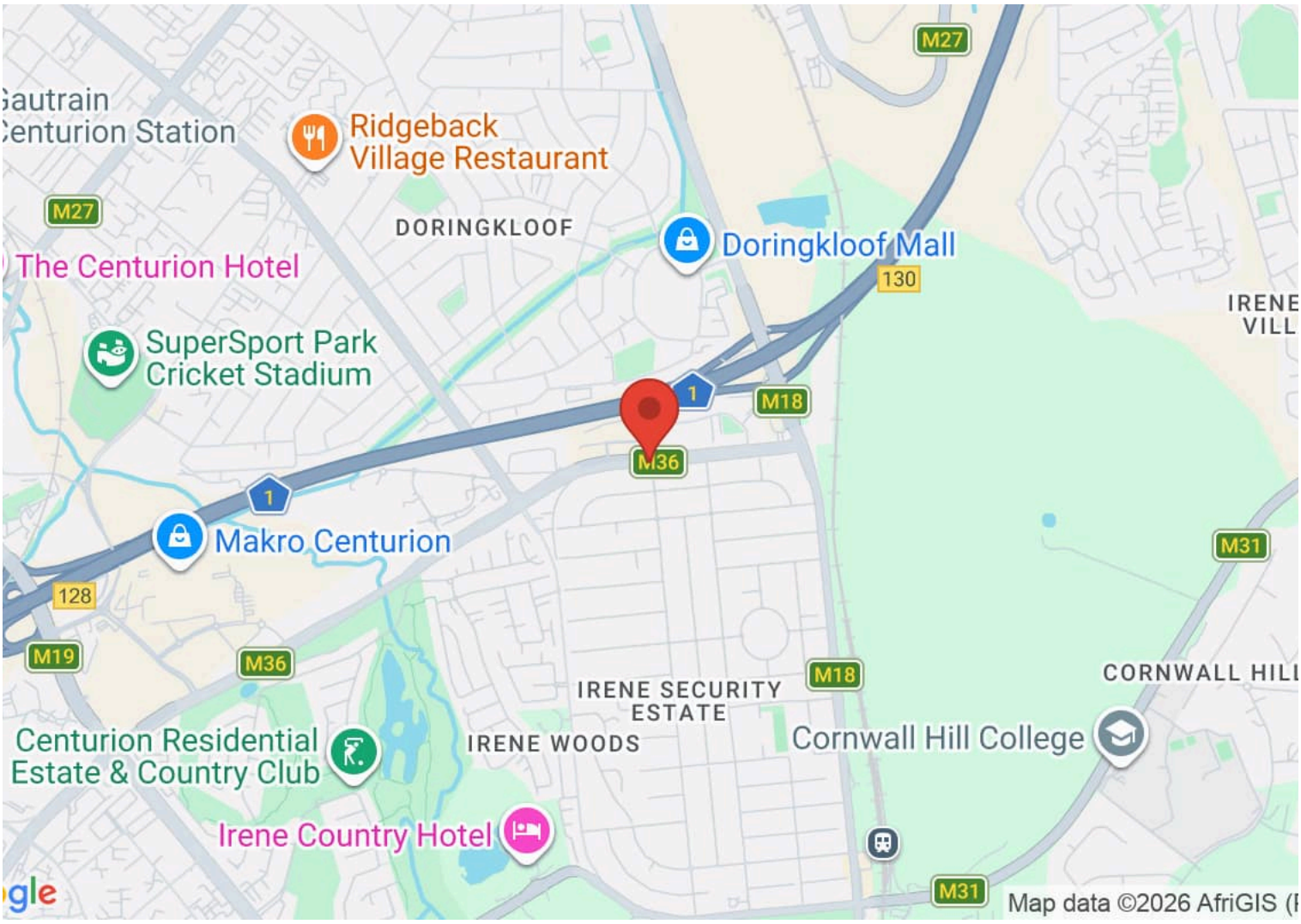
Rental information

Rates and Taxes

Gross rental	Rate: **R 282,00 / m²**
Net rental	Rate: **R 220,00 / m²**
Operations costs	Rate: **R 34,00 / 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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