

To Let

Rietvlei Business Park Unit E3

1 Goede Hoop Avenue, Irene, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Rietvlei Business Park

Rietvlei Business Park is a modern industrial and warehousing development in Irene (Centurion), Gauteng. Given its location along the R21 freeway and proximity to a major corporate hub, Route 21 Corporate Park, the estate represents a strategic investment and operational opportunity for companies seeking well connected and contemporary industrial property in the Pretoria–Centurion corridor.The Business Park offers industrial, warehousing, and distribution units with floor plates ranging from approximately 2,500 m² up to 18,000 m². This flexibility makes it particularly attractive for businesses that require scalable space and quick access to Johannesburg, Pretoria, or OR Tambo International Airport. Wide internal roads accommodate superlink vehicles, while high eaves and roller shutter doors ensure efficient movement of goods and equipment.Infrastructure is designed with modern business needs in mind. Fibre connectivity, sprinkler protection systems, and secure yard areas are standard features, supporting both operational safety and technological readiness. The park's layout emphasizes efficiency, with generous loading zones and landscaped surroundings that balance industrial practicality with a professional corporate image.Security is a cornerstone of the development. Controlled access points and 24 hour monitoring provide peace of mind for tenants, while the estate's clean, well maintained environment enhances its appeal as a long term operational base.Strategically positioned opposite Route 21 Corporate Park, Rietvlei Business Park benefits from immediate access to retail centres, commercial nodes, and major transport routes. Its location along the R21 ensures visibility and connectivity, making it an ideal choice for logistics, warehousing, and distribution companies that rely on speed, efficiency, and regional reach.

Features

24 Hour security | Access control | Fibre | Superlink vehicle access | Sprinkler protection systems | Next to R21 | 3 Phase power | Great visibility

Building information

Gross Lettable Area	**33,693 m²**
Grade	**Modern Logistics**
Building sector	**Industrial**







The Space

776m² Warehouse space available to let in Rietvlei Business Park, Irene, Centurion.

776m² Warehouse space available to let in Rietvlei Business Park, Irene, Centurion.

Unit information

Monthly rental	**R 112 460,67**
Gross lettable area	**759 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

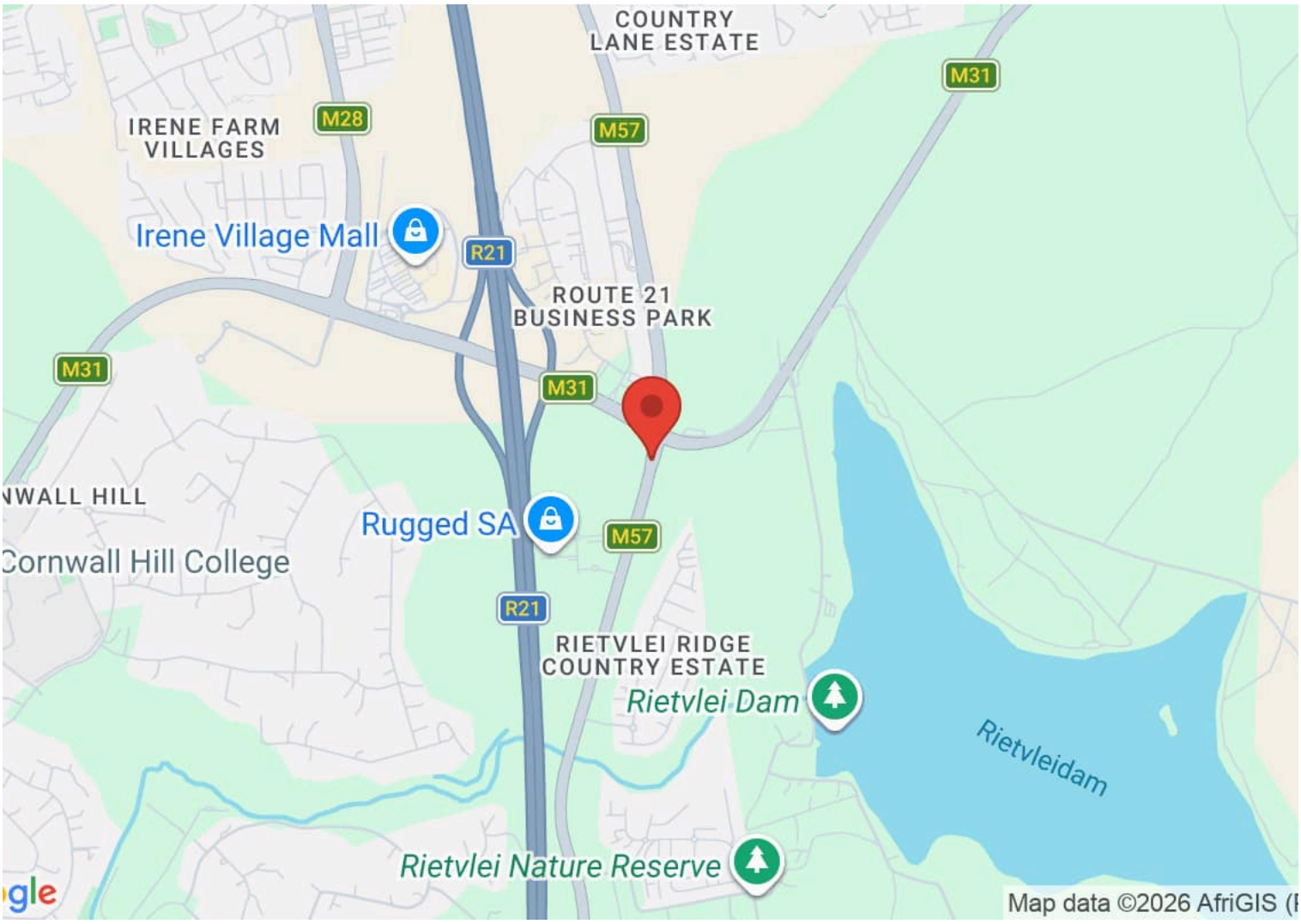
Gross rental	Rate: **R 148,15 / m²**
Net rental	Rate: **R 119,00 / m²**
Operations costs	Rate: **R 16,00 / m²**
Assessment rates	Rate: **R 13,15 / m²**

Levies & Fees

Levies park CID	Rate: **R 2,50 / m²**

Parking

Open	**R 280.00 per bay**



Get in touch



Angela Haralambous
aharalambous@broll.com | +27646810161