


# To Let

## Southdowns Office park DSF02B

22 Karee St, Irene, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Southdowns Office park

Discover meticulously designed office spaces at Southdowns Office Park, where modern aesthetics meet functionality, offering spacious layouts, abundant natural light, and state-of-the-art amenities. Experience a conducive environment for productivity and collaboration. Benefit from convenient amenities such as secure parking, 24/7 security, and access to nearby dining and retail options, ensuring a seamless work experience for both you and your clients. Situated in Centurion, the strategic location provides easy access to major transportation routes and business hubs, making it an ideal choice for companies seeking to establish a prominent presence. Whether you're a startup or an established organization, Southdowns Office Park's rental offices provide a professional and well-equipped space to support your business growth in Centurion.

**Features**
Irene | John Vorster Ave | Near OR Tambo | Modern office | Balconies | R21/N14 access | Backup power | Wheelchair-friendly | 24/7 security

## Building information

| | |
|---|---|
| Grade | **A* Grade** |
| Building sector | **Office** |





# The Space

**110.44m² Office space available to let in Southdowns, Irene, Centurion.**

110.44m² Office space available to let in Southdowns Office Park, Irene, Centurion.Term 3 yearsMunicipal Rate 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.Office Suites costs listed above include associate common areas, external and common area maintenance, perimeter security, air conditioning, water, landscaping, refuse removal, and rates and taxes.Excludes office suites' electricity usageOptional furniture and data connectivityAccess Cards R80.00 (Excl VAT)

## Unit information

| | |
|---|---|
| Monthly rental | **R 26 022,60** |
| Gross lettable area | **142 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | | |
|---|---|---|
| Gross rental | | Rate: **R 183,00 / m²** |
| Net rental | | Rate: **R 129,00 / m²** |
| Operations costs | | Rate: **R 21,90 / m²** |
| Assessment rates | | Rate: **R 32,10 / m²** |

## Levies & Fees

| | | |
|---|---|---|
| Generator Levy | | Rate: **R 5,00 / m²** |
| Water Tank Levy | | Rate: **R 2,50 / m²** |

## Additional Features

| | | |
|---|---|---|
| Balconies | Size: **15 m²** | Rate: **R 129,00 / m²** |

## Parking

| | | |
|---|---|---|
| Basement | 2 | **R 695.00 per bay** |
| Covered | | **R 480.00 per bay** |
| Open | 5 | **R 380.00 per bay** |




# Get in touch



**Marike Duvenage**
mduvenage@broll.com | +27824148621