

To Let

Southdowns Office park Suite 6 & 7

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

339.16m² Office space available to let in Southdowns, Irene, Centurion.

339.16m² Office space available to let in Southdowns, Irene, Centurion.

Unit information

Monthly rental	**R 60 007,53**
Gross lettable area	**328 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**
Aircon Maintenance Fee		Rate: **R 4,80 / m²**
Water Tank Levy		Rate: **R 2,50 / m²**

Additional Features

Balconies	Size: **11 m²**	Rate: **R 129,00 / m²**

Parking

Basement	2	**R 695.00 per bay**
Covered		**R 480.00 per bay**
Open	11	**R 380.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621