

To Let

Southdowns Office park Unit 220m²

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.

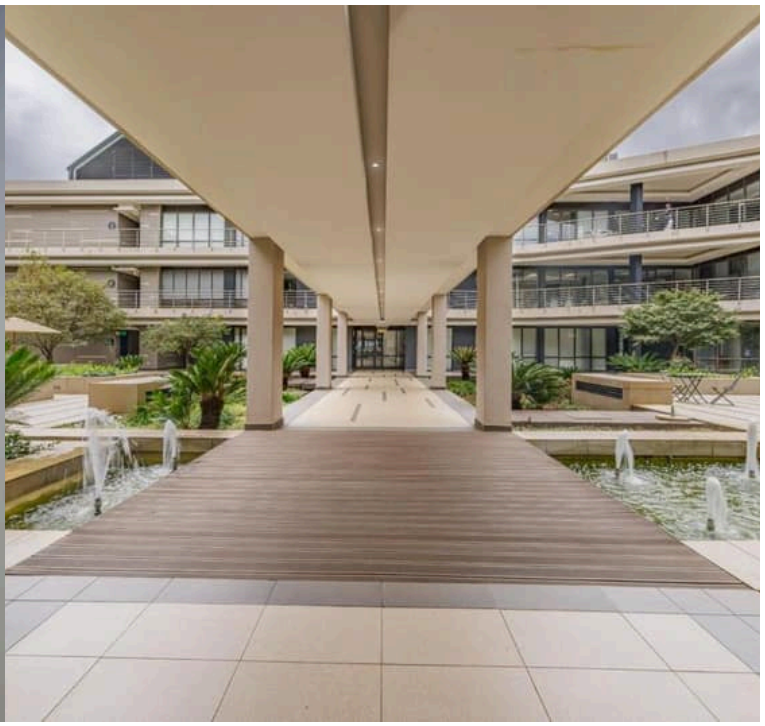
Features
Irene | John Vorster Ave | Near OR Tambo | Modern office | Balconies | R21/N14 access | Backup power | Wheelchair-friendly | 24/7 security

Building information

Grade	**A* Grade**
Building sector	**Office**







The Space

220m² Office space available to let in Southdowns Office park, Irene, Centurion.

The Executive Retreat!If you are looking for an office address that perfectly captures the Irene Lifestyle where corporate sophistication meets high-end suburban convenience this Office Park is the gold standard!This park offers:24/h securityAccess controlBack-up water Back-up generatorBasement and Open ParkingExtra fees:UtilitiesGenerator levyOperational costsRates and TaxesParkingReady to view?Contact me now!

Unit information

Monthly rental	**R 35 525,60**
Gross lettable area	**220 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 161,48 / m²**
Net rental	Rate: **R 109,00 / m²**
Operations costs	Rate: **R 21,90 / m²**
Assessment rates	Rate: **R 30,58 / 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	Rate: **R 129,00 / m²**

Parking

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



Get in touch



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