

To Let

Southdowns Ridge SF/02B

Corner of John Vorster Drive and Nellmapius Drive, Irene, Centurion, Gauteng, 0157

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The Building

Southdowns Ridge

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

461.92m² Office space available to let in Southdowns Ridge, Irene, Centurion.

Located in the commercial node of Irene, Centurion, this Office Park is a premier A-grade business complex that blends corporate sophistication with the relaxed charm of the surrounding area.Positioned right on John Vorster Drive, it offers excellent regional connectivity with direct access to the N1 and R21 highways, making it a highly accessible hub for businesses operating between Pretoria and Johannesburg.The secure park features beautifully designed, modern buildings with flexible office layouts, abundant natural light, and critical business infrastructure like backup generators and 24-hour access-controlled security.Additionally, its prime location puts tenants within easy walking distance of the Southdowns Shopping Centre and convenient Gautrain bus routes, seamlessly mixing professional functionality with lifestyle convenience.Excludes:ParkingUtilitiesBalcony

Unit information

Monthly rental	**R 71 551,41**
Gross lettable area	**462 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental		Rate: **R 154,90 / m²**
Net rental		Rate: **R 109,00 / m²**
Operations costs		Rate: **R 21,90 / m²**
Assessment rates		Rate: **R 24,00 / 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: **14 m²**	Rate: **R 109,00 / m²**

Parking

Basement	11	**R 695.00 per bay**
Open	8	**R 380.00 per bay**



Get in touch



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