

To Let

Southdowns Ridge SF03C

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

CUSHMAN & WAKEFIELD | broll

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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

255.53m² Office space available to let in Southdowns Office Park, Irene, Centurion.

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Unit information

Monthly rental	**R 50 142,68**
Gross lettable area	**324 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	Rate: **R 129,00 / m²**

Parking

Basement	9	**R 695.00 per bay**
Open	4	**R 380.00 per bay**



Get in touch



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