



**Gerhard Venter**  
076 905 5519  
gerhard@skyriseproperties.co.za

Contact Head Office

011 268 2681

First Floor  
Masingita House  
41 West Street, Houghton Estate  
Johannesburg



Web Ref Skyrise1633



R28,160 pm

Gross Monthly Rental R28,160 Excl. VAT

 6  2

To Let 256 sqm Ground Floor Office Suite in Route 21 Corporate Park, Irene, Centurion

Rental : 256sqm X R 110/sqm = R 28,160.00 (Excluding Vat)

This property is located within the very popular Route 21 Corporate Park. The park has 24-hour security and access controlled entry and is easily accessible from all major roads and the R21 highway with on and off-ramps at Nellmapius Drive.

Route 21 Corporate Park features state of the art security consisting of perimeter CCTV cameras, electric fencing, guarded access gates with biometrics, camera access control and 24-hour guarded patrol.

The available office suite is located on the ground floor of a double story development.

The offices comprise of a reception area, three single and one large open plan office together with a board room. A kitchenette is located within the office suite.

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Covered Parking Bays 3  
Basement Parkings 3  
Open Parking Bays 2

### Sizes

Floor Size 256m<sup>2</sup>  
Land Size 256m<sup>2</sup>  
Building Height 8m

### Extras

Central A/C & Heating Covered Parking Security Conference Room

