

# R7,000,000

CRYSTAL PARK OFFICE PARK | BASDEN AVENUE |  
LYTTTELTON MANOR | CENTURION

 **549 m²**

CRYSTAL PARK OFFICE PARK | 549 SQUARE METER OFFICE  
FOR SALE | BASDEN AVENUE | LYTTTELTON MANOR |  
CENTURION

Crystal Park Office Park is ideally located at 249 Basden Avenue, within the established Lyttelton Manor precinct of Centurion. This versatile office space offers a total of 549 square meters of modern, functional workspace. The layout includes a welcoming reception area, 15 private offices, 2 spacious boardrooms, a dedicated server room, 2 kitchens, and 4 sets of ablutions, ensuring a comfortable and efficient environment for any business.

The office is equipped with air-conditioning to enhance the workplace comfort and promote air quality. Additionally, it is fully connected with fibre-optic internet for fast and reliable connectivity. The space features tiled flooring throughout, complemented by large windows with blinds, allowing ample natural light to create a bright and pleasant work atmosphere.

The park is easily accessible via the N1 highway, Jean Avenue, and John Vorster Drive, providing excellent main road exposure and prime signage opportunities. Tenants benefit from 24-hour security, access-controlled...

**Sale Price** R7,000,000 Ex Vat

**Lease Period** -

**Available From** -

Floor Size m²	549	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

## CONTACT US

Call the Officeplace Broker

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