

# 20,874 pm

CENTURION CLOSE | 142 SQUARE METER OFFICE SPACE TO LET | GERHARD STREET | CENTURION CENTRAL

 **142 m<sup>2</sup>**

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Centurion is a prime commercial hub, hosting a multitude of businesses in Pretoria. This first floor neat office space is situated within Centurion Close, a centrally situated office park based on Gerhard Street in Centurion. Centurion Close has good visibility on Gerhard street, coupled with signage options that can cultivate a unique exposure opportunity within the area and surrounds.

This A-grade office space consists of a communal reception area, 4 closed offices, an open-plan office area, a boardroom, a dedicated kitchen area and communal ablutions. It features centralized air conditioning units, neat carpet flooring and windows that allow for ample natural light. The office building has been equipped with ready-to-go fibre connections and a back-up generator in case of power outages.

Centurion Close has twenty-four hour security, and a guard house, as well as access controlled entrance and exit points. Centurion Close has ample open, shaded and basement parking bays available at additional cost for tenants. ...

**Gross Monthly Rental** R20,874 Ex Vat

**Lease Period** Negotiable

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	142	<b>Security</b>	Yes
<b>Parking Bays</b>	3.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	Gross rental includes: -

## CONTACT US

Call the Officeplace Broker

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excludes: -  
 VAT -  
 Electricity -  
 Water -  
 Parking bays -  
 Rates -  
 Taxes - A-  
 Grade - First floor office -  
 Reception -  
 4 Closed offices -  
 Open-Plan office -  
 kitchen -  
 Communal Ablutions -  
 Air con -  
 Back up

