

# 31,899 pm

CENTURION CLOSE | GERHARD STREET | CENTURION CENTRAL

 **217 m<sup>2</sup>**

CENTURION CLOSE, 217 SQUARE METER OFFICE SPACE TO LET | GERHARD STREET | CENTURION CENTRAL | CENTURION.

Centurion is a prime commercial hub, hosting a multitude of businesses in Pretoria. This neat office space is situated within Centurion Close, a centrally situated office park based on Gerhard Street in Centurion. Centurion Close has twenty-four hour security, and a guard house, as well as access controlled entrance and exit points.

This A-grade office space consists of a reception area, 5 closed offices, an open-plan office area, a boardroom, a dedicated kitchen area and communal ablutions. It features centralized air conditioning units, frosted glass panel partitioning, 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 ample open, shaded and basement parking bays available at additional cost for tenants.

Centurion close has exceptional access to the N1 or N14 highways as well as a popular main arterial routes including Jean Avenue,

**Gross Monthly Rental.. R31,899 Ex Vat**

**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	217	<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>	BACK-UP GENERATOR

## CONTACT US

Call the Officeplace Broker  
**Dewald Koekemoer**  
**Cell** No. 066 471 8899  
**Email** dewald@officeplace.co.za

Call the Officeplace Branch  
**Pretoria**  
**Office** No. (012) 6440522  
**Email** infopta@apiproperty.co.za

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Costs Gross rental excludes: -  
VAT -  
Utilities -  
Water -  
Electricity -  
Parking bays -  
Rates -  
Taxes -  
Generator usage -  
A-Grade -  
Reception -  
5 Closed offices -  
Open plan office -  
kitchen

