

# 4,543 pm

LOUGARDIA OFFICE BUILDING| EMBANKMENT ROAD| CENTURION CENTRAL

 25 m<sup>2</sup>

LOUGARDIA OFFICE BUILDING| 25 SQUARE METER OFFICE UNIT TO LET| EMBANKMENT ROAD| CENTURION CENTRAL

Lougardia offers you a 25 square metre Commercial Office Suite to Lease based in Centurion Central situated at 1262 Embankment Road. The office is in proximity to Centurion Mall hosting a variety of amenities such as grocery stores, pharmacies, banking facilities, restaurants, retail stores and many more. There is easy access to public transport such as the Gautrain Station and Gautrain Bus Stop, allowing employees to get to and from work safely.

The office is sectioned into a communal reception area, 1 closed office and a communal kitchen accompanied by communal ablutions. The office features neat laminated flooring, air-conditioning, fibre connectivity and blinds.

Lougardia offers easy access to the N1 and N14 highway, providing the absolute best signage opportunity for your business. There is a back-up power supply in case of any power outages, available parking, 24-hour security with access-controlled entrance and exit points and an entertainment area allowing tenants to host company functions.

**Gross Monthly Rental** R4,543 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 25         | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

Call the Officeplace Broker  
**Andre Groenewald**  
**Cell** No. 064 890 6480  
**Email** andre@officeplace.co.za

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

 <https://www.facebook.com/officeplace/>

