

# 27,500 pm

ROUTE 21 BUSINESS PARK | SOVEREIGN DRIVE | IRENE  
| CENTURION

**228 m<sup>2</sup>**

ROUTE 21 BUSINESS PARK | 228 SQUARE METER  
COMMERCIAL OFFICE SPACE TO LET | SOVEREIGN DRIVE |  
IRENE | CENTURION

Route 21 Business Park is a long-standing commercial district located within the popular Centurion area. This neat office space is situated within the multi-tenanted Route 21 Business Park based on Sovereign Drive in Irene, Centurion. This A-Grade office space comprises out of 7 closed offices, an open-plan office, a boardroom, a small balcony, a dedicated kitchen area, and 2 sets of ablutions. The office features neat laminated flooring, fibre optic cable, and windows with blinds that allow for ample natural light.

Route 21 Business Park has twenty-four-hour security with an on-site guard house. Route 21 Business Park offers exceptional visibility on the R21 highway, accompanied by allocated signage space, which will cultivate a unique opportunity for exposure within the park and surrounding areas. Tenants will have access to 3 open parking bays, and 4 covered parking bays within the park at an additional cost. Route 21 Business Park is home to two coffee shops that are ideal for informal meetings or a quick lunch....

**Gross Monthly Rental** R27,500 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	228	<b>Security</b>	Yes
<b>Parking Bays</b>	4.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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