

# 9,000 pm

ROUTE 21 BUSINESS PARK| SOVEREIGN DRIVE|  
CENTURION

 **34 m<sup>2</sup>**

ROUTE 21 BUSINESS PARK | 34 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 1 open-plan office, a boardroom, a small balcony, a dedicated kitchen area, and 2 sets of ablutions. The office features central air conditioning, neat carpet 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 2 Open Parking Bay. Route 21 Business Park is home to two coffee shops that are ideal for informal meetings or a quick lunch. Engen Garage is located by the main entrance of the park, making it...

**Gross Monthly Rental** R9,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 34         | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | 2.0        | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

Call the Officeplace Broker

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