



Centurion, Gauteng

FULLY FITTED OUT Ground Floor Office to Let in AAA-Grade Building - Price INCLUDES UTILITIES



This beautifully fitted 1100m² ground-floor office space in Westend Office Park is ready for immediate occupation, offering exceptional value with a comprehensive all-inclusive rental package. The rental price includes utilities (water, electricity, and sewerage), operations costs, rates and taxes, 24-hour biometric and on-site security, daily common area cleaning, weekly in-office cleaning, allocated parking bays, a fully equipped kitchen, and access to shared boardrooms. Tenants also enjoy the benefit of a first month free when signing a 1-year lease—an unbeatable incentive for businesses seeking convenience and savings. Perfectly positioned for accessibility, the park boasts prime exposure along the N14 highway and is within walking distance of the Centurion Gautrain Station, with a dedicated tenant shuttle service available. Designed to ensure seamless business continuity, Westend Office Park features full backup power, a 48-hour emergency water supply, and high-speed fibre connectivity. Enhanced by landscaped surroundings, a park restaurant, and professional shared facilities, this office park provides an ideal environment for productivity, networking, and growth in one of Centurion's most prominent business hubs.

R400,000 PM
excl. VAT & Utilities
price per m²: R300

FEATURES

Gross Monthly Rental Available From Lease Period	R400,000 Excl. VAT Immediately 36 months
Building Size (m ²)	1,100
Title	Share Block
Zoning	Commercial
Security	Yes
Open Parkings	13
Covered Parkings	13
Floor Load Capacity	
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO. COM29601

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