

32 Regency Drive

 Route 21 Corporate Park, Nellmapius Drive,
Irene, Centurion

 011 305 2345

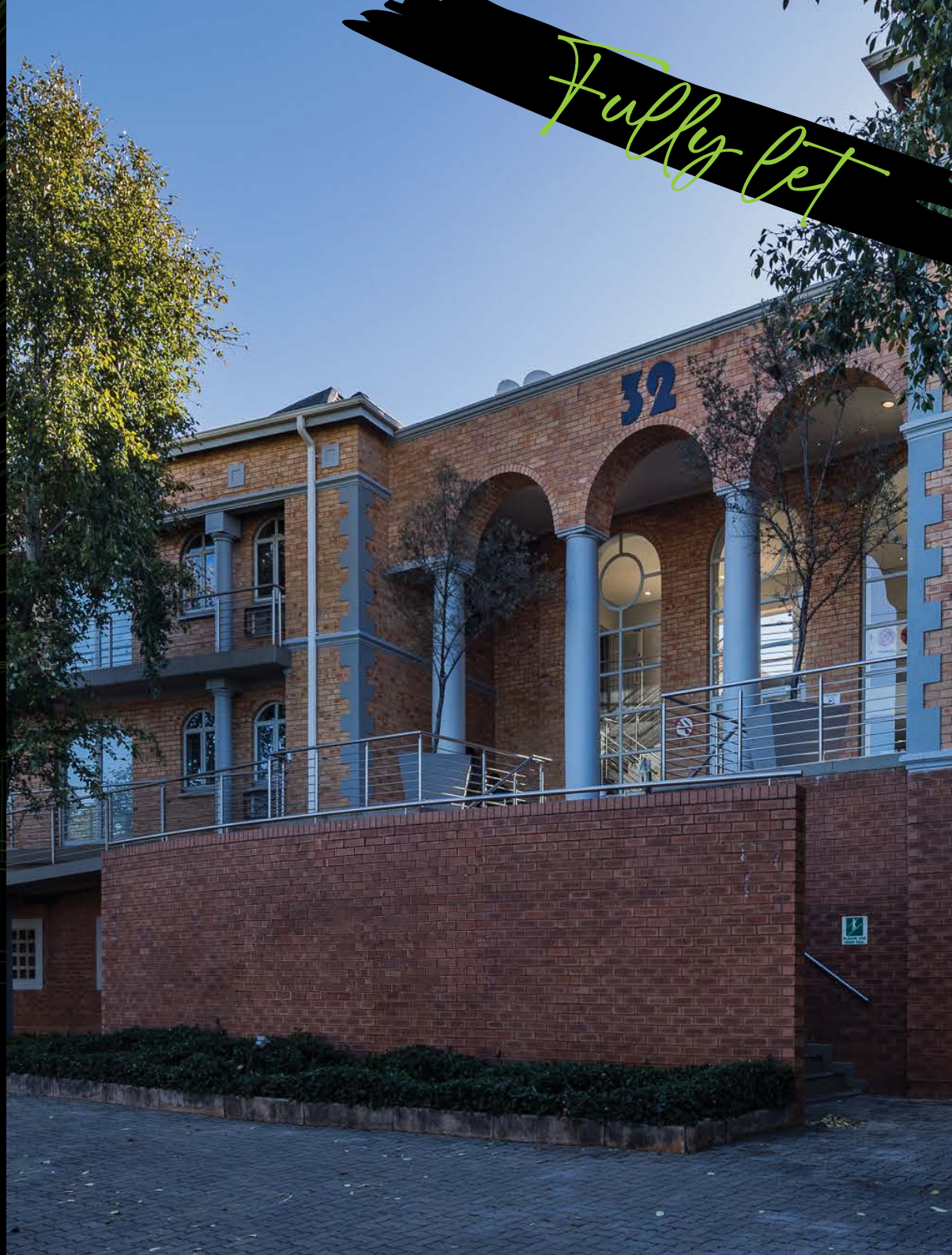
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Upgraded Single-Tenanted Offices in Route 21 Corporate Park, Irene.

Situated within the secure and highly regarded Route 21 Corporate Park, 32 Regency Drive offers a modern single-tenanted office building in a prime business location in Irene, Pretoria. Recently upgraded internally and exceptionally well maintained, this property provides an ideal environment for businesses seeking a professional, secure, and growth-oriented corporate address.

Property Features

- **Single-Tenanted Office Building** – Exclusive occupancy provides operational flexibility, privacy, and strong corporate branding opportunities.
- **Recently Upgraded Interiors** – Modern internal finishes and improvements create a fresh, contemporary, and professional working environment.
- **Well-Maintained Premises** – Professionally maintained building and surrounding infrastructure support long-term business operations.
- **Functional Office Layout** – Practical office configurations designed to support productivity, collaboration, and efficient day-to-day operations.
- **Secure Corporate Environment** – Located within a secure business park with controlled access and advanced security infrastructure.
- **Prestigious Business Address** – Positioned within one of Pretoria's recognised mixed-use corporate parks.

Location & Accessibility

- **Prime Irene Location** – Centrally positioned within Irene, Pretoria, offering convenient access to major commercial and residential areas.
- **Easy Access to the R21 Highway** – Excellent connectivity to the R21 supports efficient travel to Pretoria, Johannesburg, and OR Tambo International Airport.
- **Strategic Business Position** – Ideal for businesses requiring accessibility between Pretoria, Centurion, and broader Gauteng commercial markets.

- **Accessible Road Network** – Conveniently connected via Nellmapius Drive and surrounding arterial routes.
- **Established Corporate Node** – Positioned within one of Pretoria's recognised office and mixed-use business precincts.

Nearby Amenities & Attractions

- **Retail & Lifestyle Amenities** – Close to shopping centres, cafés, restaurants, fuel stations, and banking facilities for daily convenience.
- **Accommodation Options** – Nearby hotels and guesthouses provide convenient lodging for travelling staff and clients.
- **Public Transport Connectivity** – Accessible public transport routes support convenient commuting for employees and visitors.
- **Fitness & Wellness Facilities** – Nearby gyms and wellness centres contribute to a balanced and convenient working lifestyle.
- **Thriving Business Community** – Surrounded by a dynamic mix of corporate offices, commercial businesses, and professional service providers.

Total GLA: 2 463m²

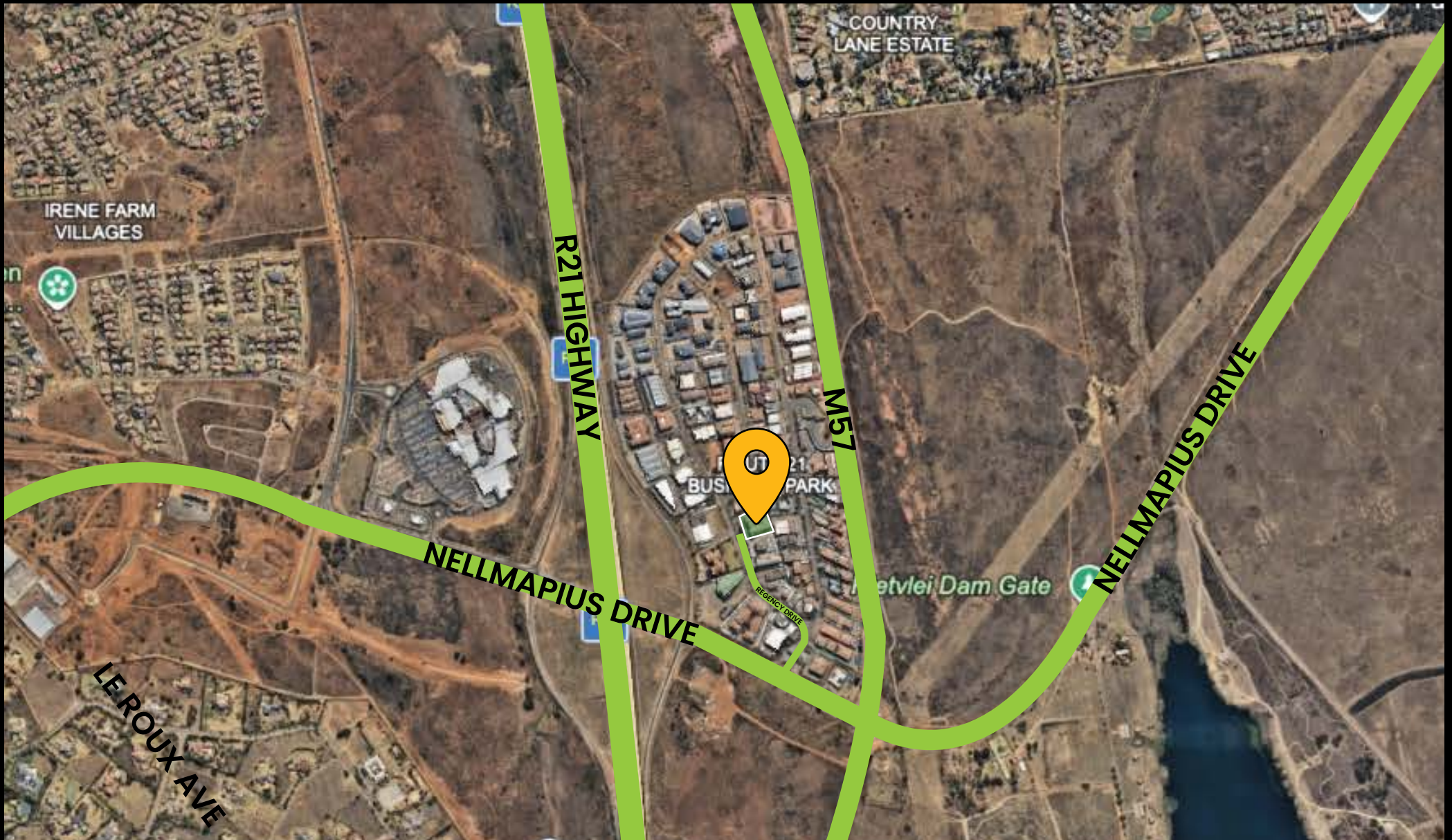
- Offices: 2 245m²
- Storage: 45m²
- Balconies: 43m²

Parking Bays 108

Back-up Water No

Back-up Power Yes

Fibre Availability Yes



LOCATION