



# Techno Park

OFFICE DEVELOPMENT | 20 ELEKTRON ROAD, STELLENBOSCH



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# Location

20 Elektron Rd is located on the northern edge of Technopark, a well-established business park in Stellenbosch.

Overlooking the R44 and just 3 km from the town centre, Technopark offers a prime business setting. Bordered by the vineyards of Kleine Zalze and the Stellenbosch Golf Course, it boasts stunning views of the lush Cape Winelands and the majestic surrounding mountains.

# Interior

The interior of 20 Elektron Rd is designed for both sustainability and style! High-quality, eco-friendly materials create a healthy space, while large windows provide the offices with ample natural light showcasing stunning views.

Fresh air flows freely, and energy-efficient air conditioning and low heat load, energy efficient lighting puts you in control of your comfort.

As a proud Green Star rated building, 20 Elektron Rd is serious about sustainability. Top quality fittings, on-site rainwater and groundwater storage, and smart leak monitoring ensure every drop is used wisely. It's a workplace that's as forward-thinking as the people who work in it.



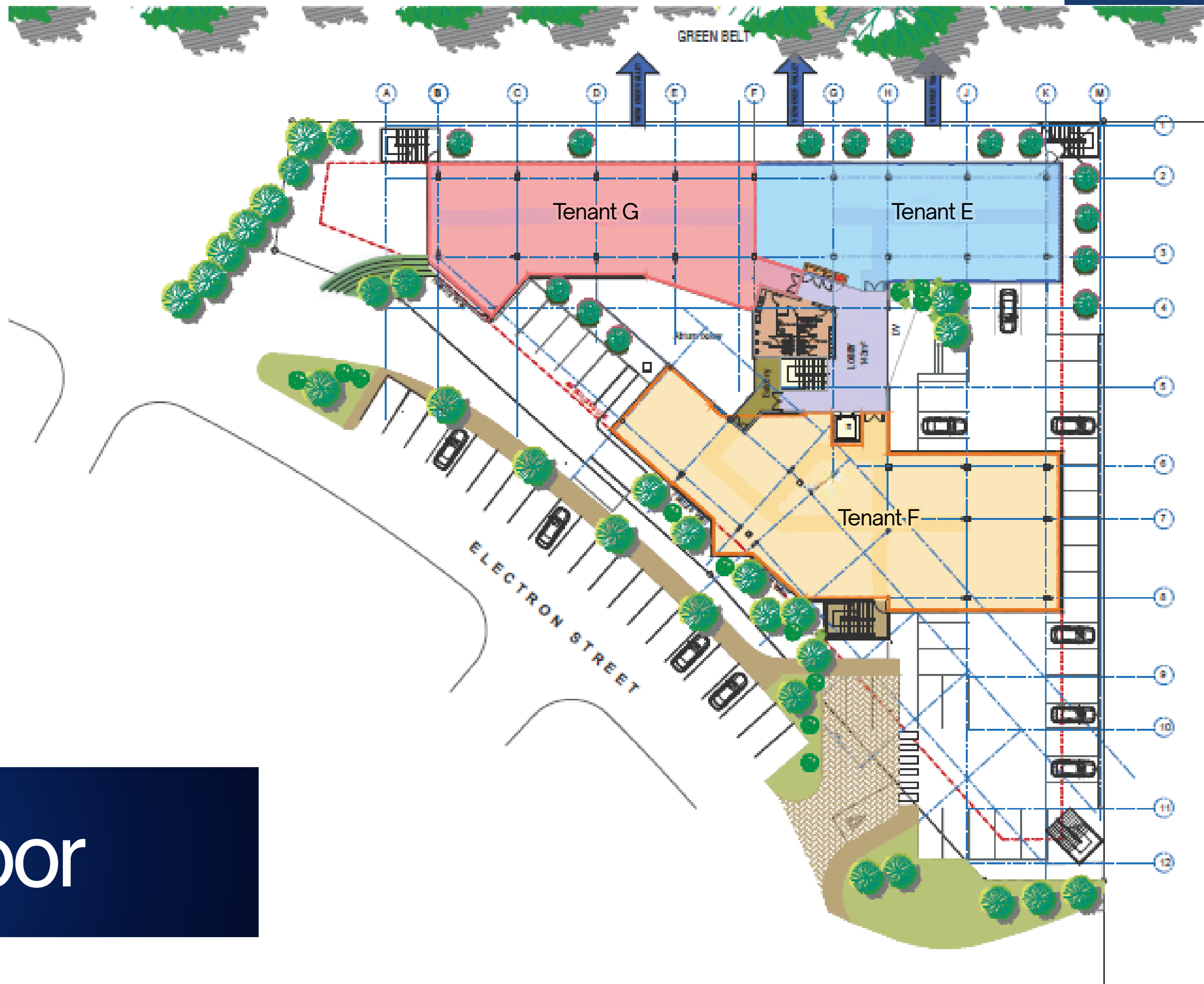
# Plans



# Ground Floor



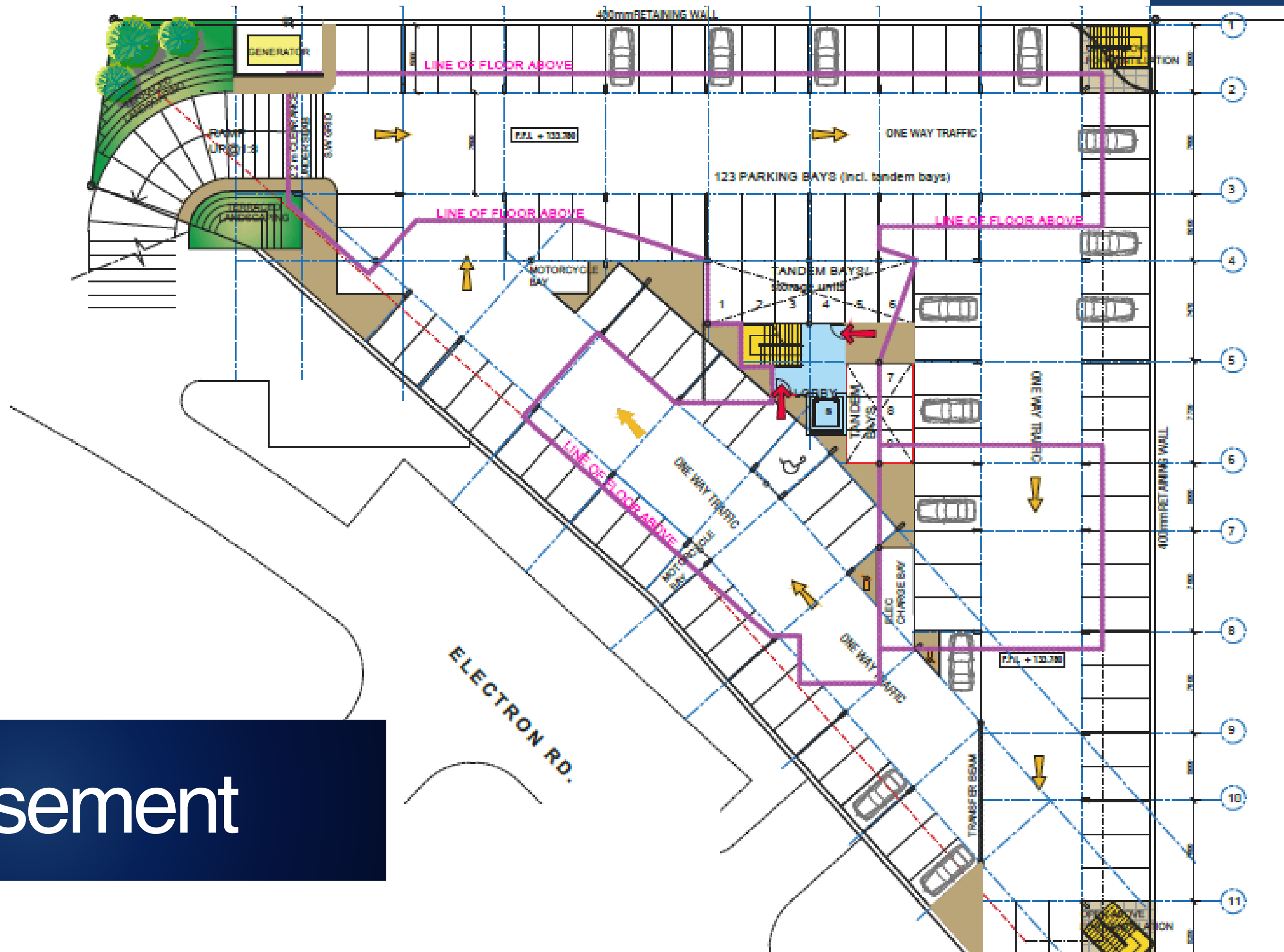
# First Floor



# Second Floor



# Basement



# Rentable Units

These Elektron Offices are a part of a 3,837 m<sup>2</sup> P-grade office development consisting of a 3-storey building with a basement that offers ample parking.

| Area Schedule                  |                            |                          |                            |   |
|--------------------------------|----------------------------|--------------------------|----------------------------|---|
|                                | Usable Area                | Common Area              | GLA                        | Parking<br><i>(basement &amp; open)</i> |
| <b>Ground Floor</b>            |                            |                          |                            |   |
| Tenant A                       | 324 m <sup>2</sup>         | 47 m <sup>2</sup>        | 371 m <sup>2</sup>         | 14                                      |
| Tenant B                       | 260 m <sup>2</sup>         | 38 m <sup>2</sup>        | 298 m <sup>2</sup>         | 17                                      |
| Tenant C                       | 380 m <sup>2</sup>         | 56 m <sup>2</sup>        | 436 m <sup>2</sup>         | 20                                      |
| Tenant D<br><i>Coffee Shop</i> | 79 m <sup>2</sup>          |                          | 79 m <sup>2</sup>          |   |
| <b>GF Total</b>                | <b>1,043 m<sup>2</sup></b> | <b>141 m<sup>2</sup></b> | <b>1,184 m<sup>2</sup></b> | <b>51</b>                               |
| <b>First Floor</b>             |                            |                          |                            |   |
| Tenant E                       | 298 m <sup>2</sup>         | 32 m <sup>2</sup>        | 330 m <sup>2</sup>         | 14                                      |
| Tenant F                       | 530 m <sup>2</sup>         | 58 m <sup>2</sup>        | 588 m <sup>2</sup>         | 25                                      |
| Tenant G                       | 379 m <sup>2</sup>         | 41 m <sup>2</sup>        | 420 m <sup>2</sup>         | 19                                      |
| <b>FF Total</b>                | <b>1,207 m<sup>2</sup></b> | <b>131 m<sup>2</sup></b> | <b>1,600 m<sup>2</sup></b> | <b>58</b>                               |
| <b>Second Floor</b>            |                            |                          |                            |   |
| Tenant I                       | 298 m <sup>2</sup>         | 29 m <sup>2</sup>        | 327 m <sup>2</sup>         | 14                                      |
| Tenant J                       | 541 m <sup>2</sup>         | 53 m <sup>2</sup>        | 594 m <sup>2</sup>         | 25                                      |
| Tenant K                       | 379 m <sup>2</sup>         | 37 m <sup>2</sup>        | 416 m <sup>2</sup>         | 19                                      |
| <b>FF Total</b>                | <b>1,218 m<sup>2</sup></b> | <b>119 m<sup>2</sup></b> | <b>1,337 m<sup>2</sup></b> | <b>58</b>                               |
| <b>Total</b>                   |                            |                          |                            |   |
| <b>Total</b>                   | <b>3,468 m<sup>2</sup></b> | <b>391 m<sup>2</sup></b> | <b>4,121 m<sup>2</sup></b> | <b>167</b>                              |

# Contact

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