



# 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.

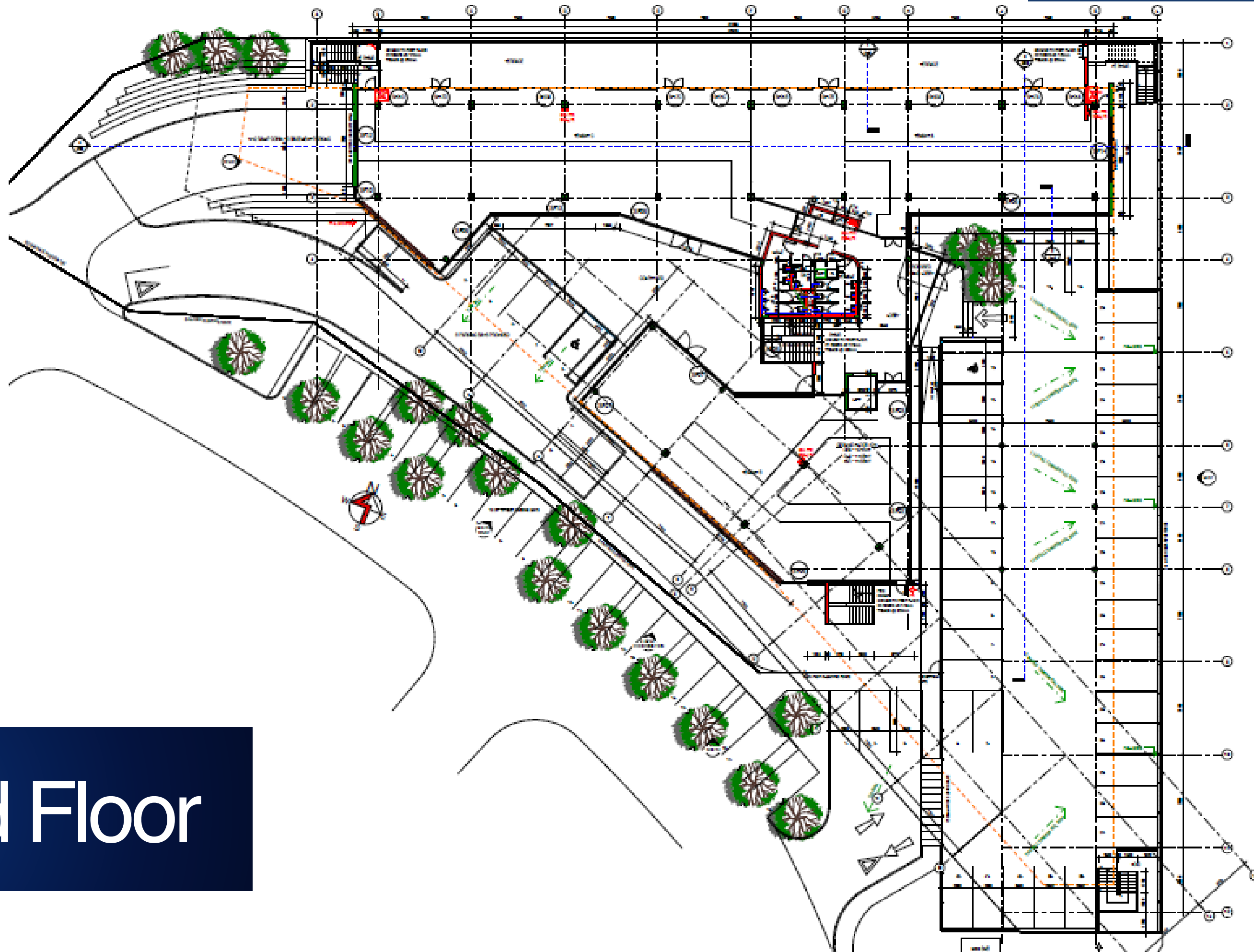
As a proud Green Star rated building, 20 Elektron Rd is serious about sustainability. Top quality fittings, on-site rainwater and groundwater storage, and smart leak monitoring ensure every drop is used wisely. It's a workplace that's as forward-thinking as the people who work in it.



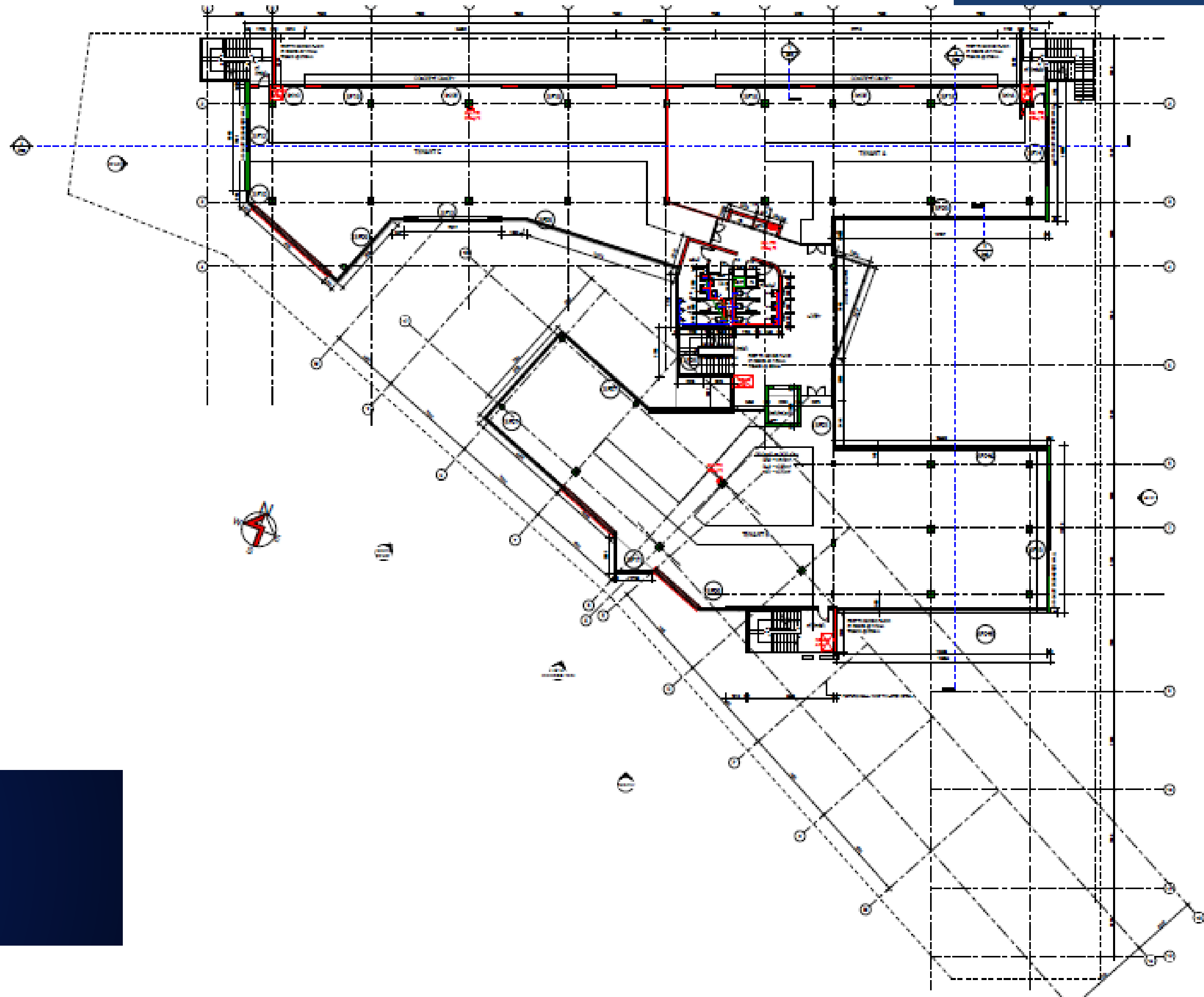
# Plans



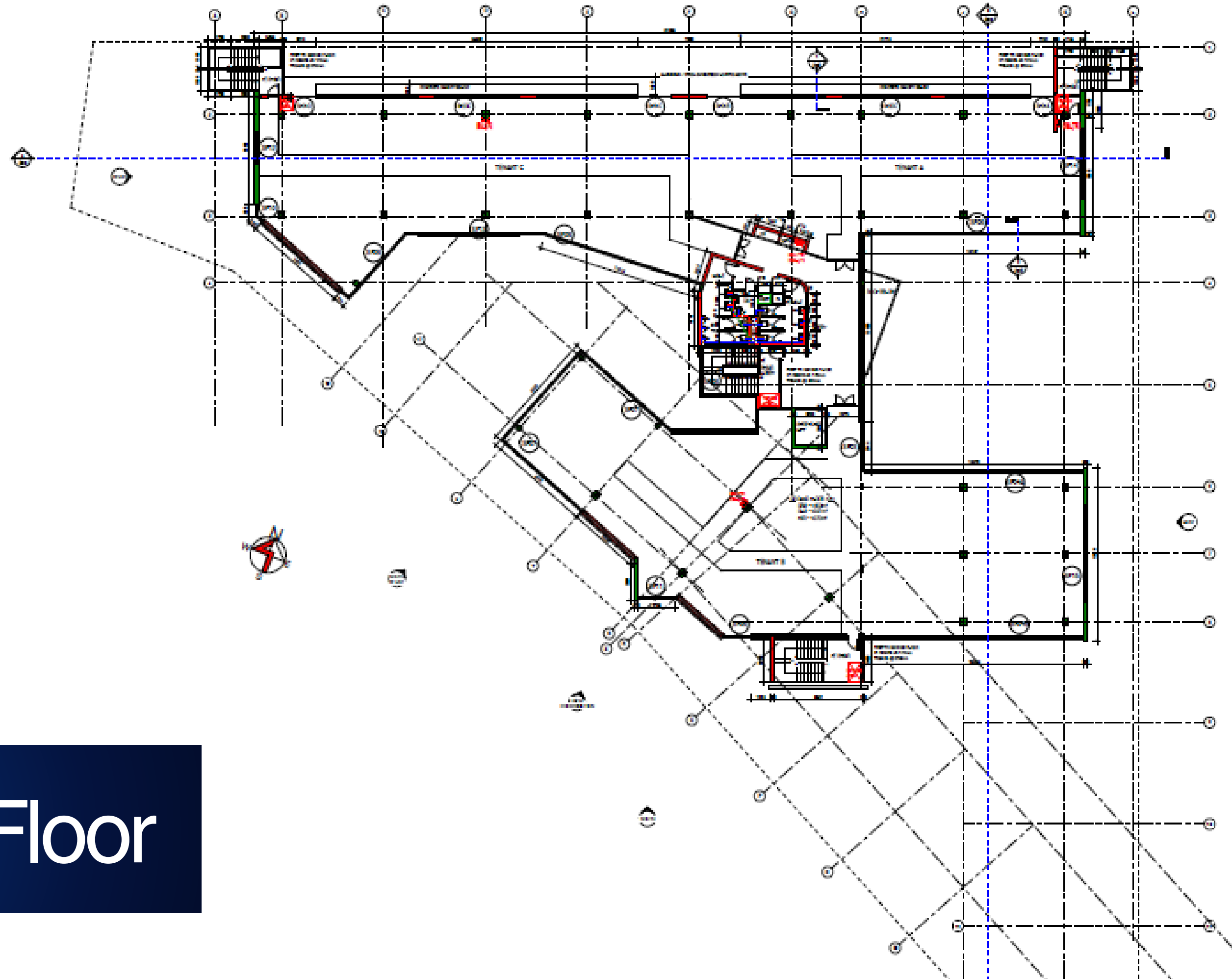
# Ground Floor



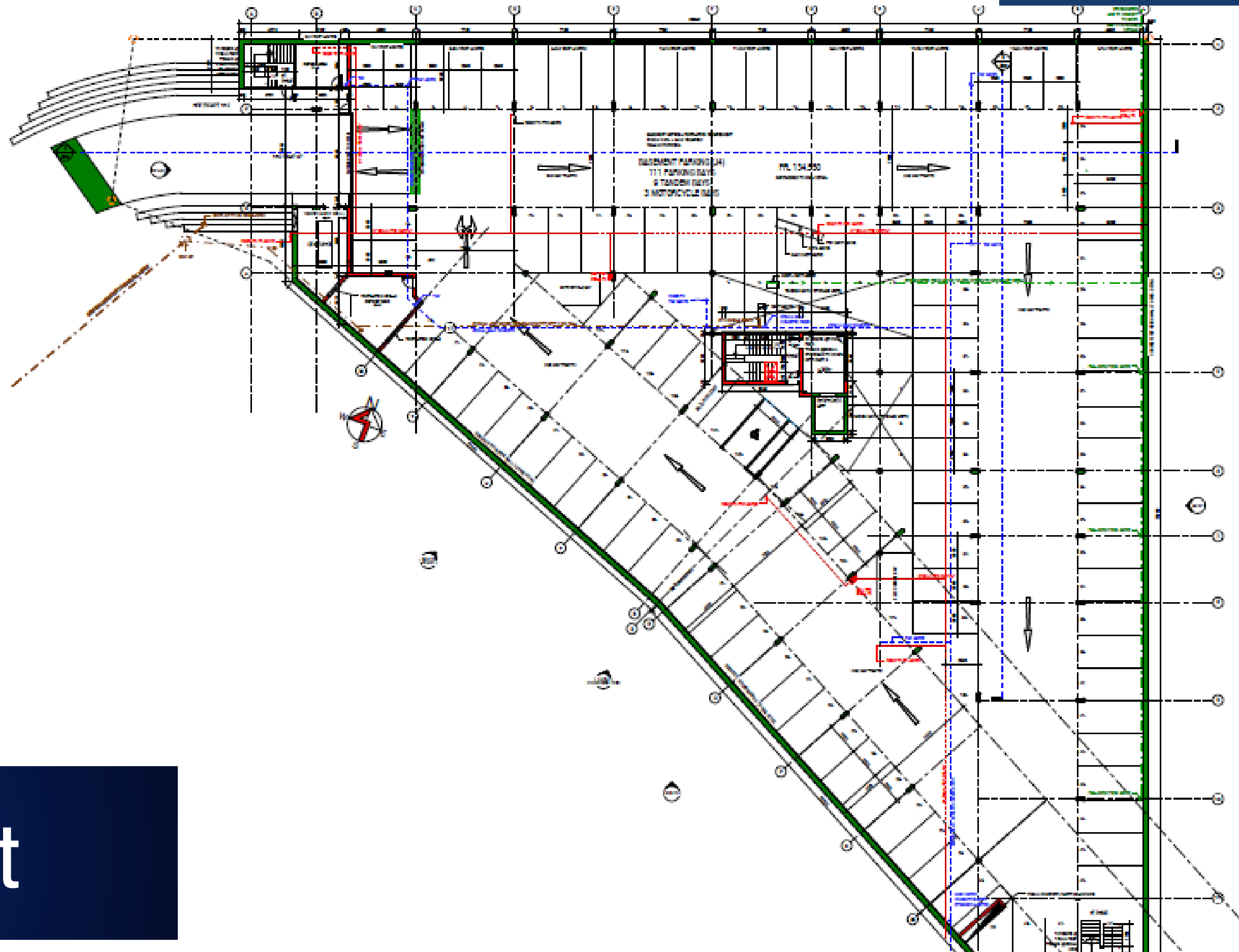
# First Floor



# Second Floor



# Basement



# Rentable Units

These Elektron Offices are a part of a 4,121 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 (basement & open)
<b>Ground Floor</b>				
Tenant GF A	298 m <sup>2</sup>	42 m <sup>2</sup>	340 m <sup>2</sup>	14
Tenant GF B	330 m <sup>2</sup>	46 m <sup>2</sup>	376 m <sup>2</sup>	17
Tenant GF C	379 m <sup>2</sup>	53 m <sup>2</sup>	432 m <sup>2</sup>	20
<b>GF Total</b>	<b>1,007 m<sup>2</sup></b>	<b>141 m<sup>2</sup></b>	<b>1,148 m<sup>2</sup></b>	<b>51</b>
<b>First Floor</b>				
Tenant F1 A	298 m <sup>2</sup>	32 m <sup>2</sup>	330 m <sup>2</sup>	14
Tenant F1 B	530 m <sup>2</sup>	58 m <sup>2</sup>	588 m <sup>2</sup>	25
Tenant F1 C	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 F2 A	298 m <sup>2</sup>	29 m <sup>2</sup>	327 m <sup>2</sup>	14
Tenant F2 B	541 m <sup>2</sup>	53 m <sup>2</sup>	594 m <sup>2</sup>	25
Tenant F2 C	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>3,432 m<sup>2</sup></b>	<b>391 m<sup>2</sup></b>	<b>4,085 m<sup>2</sup></b>	<b>167</b>

# Contact

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