

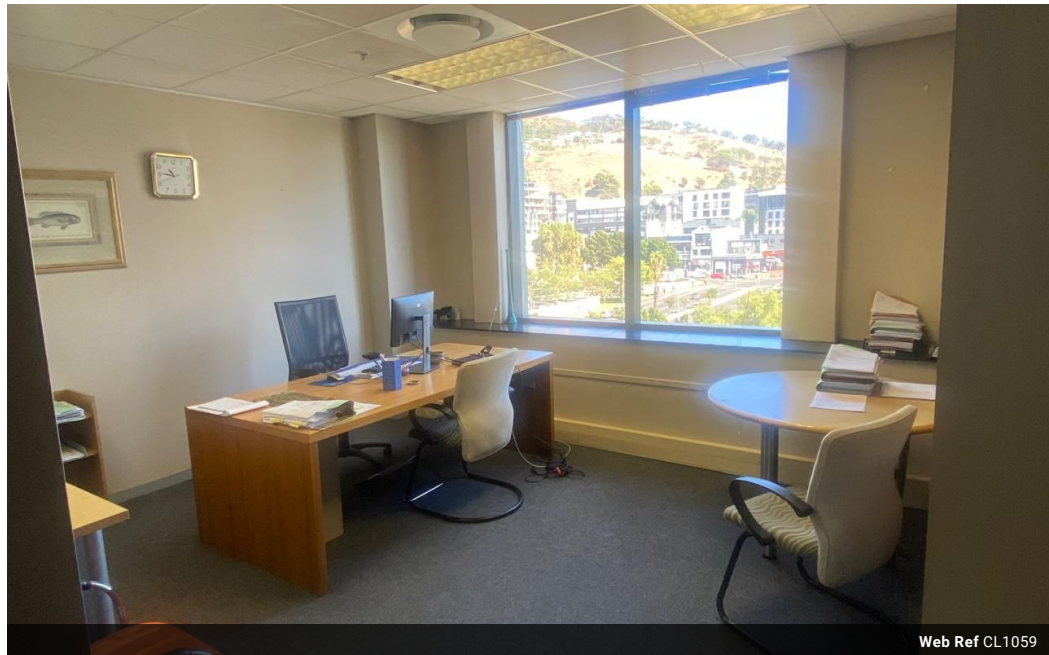


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Web Ref CL1059



R150,315 pm

**Gross Monthly Rental** R150,315 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



## 911m<sup>2</sup> A-Grade Office Space to Let in Cape Town City Centre

An entire floorplate of 911m<sup>2</sup> of A-Grade office space is available to let with immediate effect.

The offices are fully fitted and furnished and offers a new tenant a plug-and-play option using the existing furniture (by negotiation). There are multiple offices and boardrooms and a substantial open-plan area. There are stunning views out over the City and the Harbour and it is walking distance to the CTICC and a 2-minute Uber ride to the V&A Waterfront and offers convenient access to the N1 & N2 highways.

The building offers the following:

- Good parking ratio (2.5/100)
- Back-up generator
- On Hospital Grid – No Loadshedding
- Attractive views
- Easy access to major arterial roads including Nelson Mandela Blvd and FW de Klerk Blvd
- Good access to public transport – several MiCiti bus stops nearby

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Parking Ratio 2.5 bays / 100 m<sup>2</sup>

### Sizes

Floor Size 916m<sup>2</sup>

### Extras

24 Hour Access 24 Hour Response Air Conditioner Alarm System Near Bus Service Near Mini Bus Service Near Train Service