

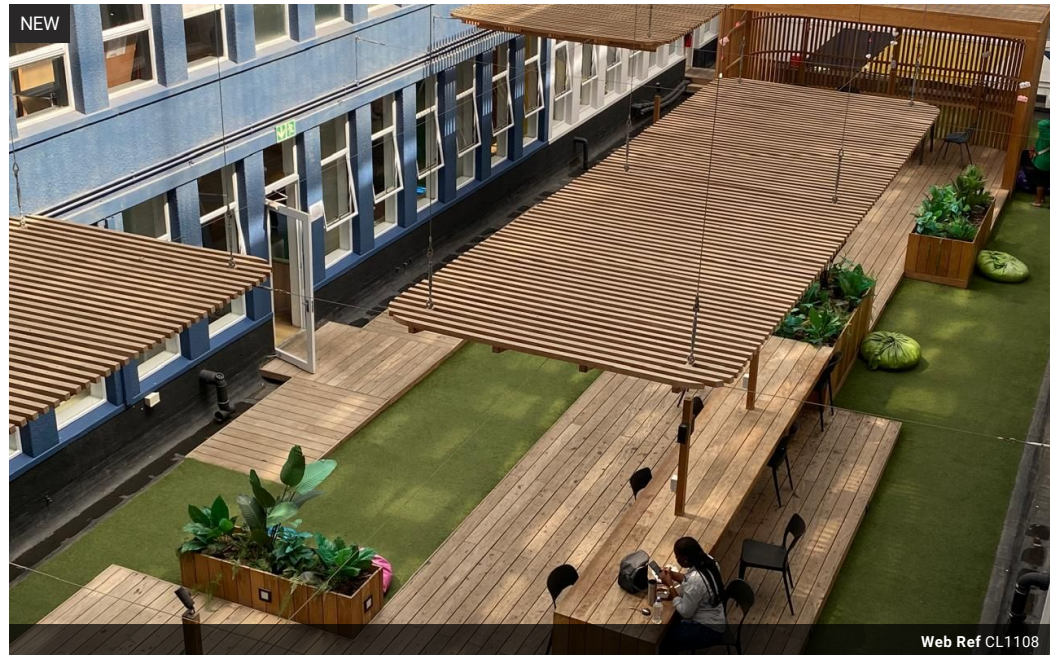


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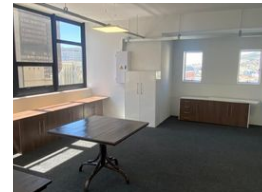
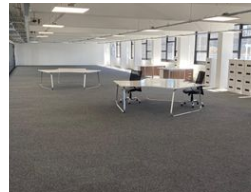
Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa



Web Ref CL1108



R79,632 pm

**Gross Monthly Rental** R79,632 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



### 504m<sup>2</sup> Office /Call-Centre Space To Let in The Felix, Cape Town City Centre

Very light, bright and airy newly white-boxed offices on the eleventh floor of the hugely popular Felix in Strand Street is now available to rent.

The FELIX is a multi-use functional building comprises of 10 000m<sup>2</sup> office space, 5 000m<sup>2</sup> retail convenience offering and 882 parking bays. Located in the heart of the city, within walking distance to major transport hubs. A building like no other, with newly renovated facades, ablutions and lobbies, and a shared 'all-weather' atrium with braai facilities.

This building is opposite the MyCiti bus stop and is a 2 minute walk from the train station. The Felix also has 24 hour security and access and all tenants have access to the stunning communal courtyard facilities.

There is a generous tenant installation allowance from the landlord and lovely views of the city.

### Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes  
Parking Ratio 3 bays / 100 m<sup>2</sup>

**Sizes**  
Floor Size 504m<sup>2</sup>

**Extras**  
24 Hour Access 24 Hour Response ADSL Above Road Air Conditioner Alarm System Near Bus Service Near Mini Bus Service Near Train Service