

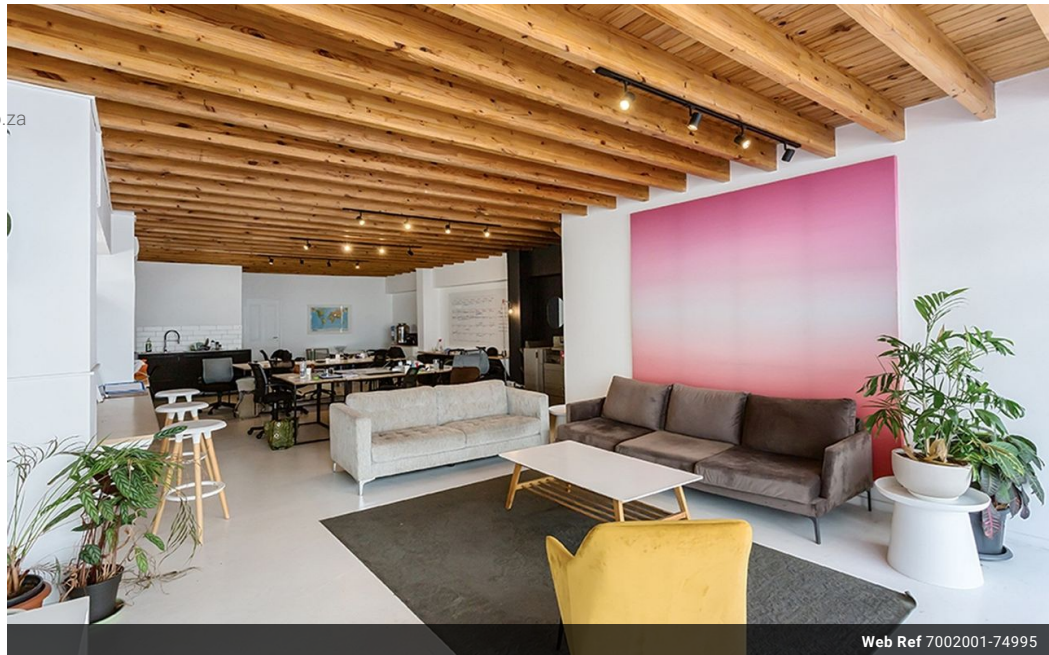


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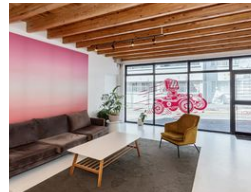
Contact eXp Realty

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South Africa



Web Ref 7002001-74995



R40,000 pm

Gross Monthly Rental R40,000 Excl. VAT

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## Exceptional Commercial Property in the Heart of Cape Town's Vibrant District - Gardens

Exceptional Commercial Property in the Heart of Cape Town's Vibrant District

Location, Location, Location! Situated at the intersection of Kloof Street and Orange Street, this commercial property offers unmatched accessibility and prominence in one of Cape Town's most bustling and sought-after neighborhoods. Surrounded by vibrant cafes, retail outlets, and essential services, this is the perfect location to position your business for success.

### Key Features:

**Two Expansive Levels:** The property spans two well-designed floors, ensuring ample room for dynamic team setups or multi-departmental operations.

**Abundant Natural Light:** Large windows bathe the interior in natural light, creating an energizing and welcoming atmosphere throughout the day.

## Features

**Zoning** Commercial

### Exterior

Security Yes

### Sizes

Floor Size 234m<sup>2</sup>

### Extras

Near Congress-Centre Steel Front Door Near Highway Near Hospital Air Conditioning Unit Near Subway Safe Location Near Schools Renovated Old Building Near Motorway Near Bus Unfurnished Alarm System Good reachable traffic West Near Railway station Pets Not Allowed Near Shopping Mall Fibre On Quiet Road Near Public Transportation Frequency location Glass Siding Near Fitness centre Near Park Near Medical Center Near Shops City Center Brick