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Old Main Road  
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Web Ref CL1111



R33,150 pm

**Gross Monthly Rental** R33,150 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 0  0

### 170m<sup>2</sup> A-Grade Offices To Rent

Offering a plug-and-play move-in ready option for businesses that don't want the hassles, delays and bother of a full office fit-out this space has exceptional views and is situated close to all main roads in and out of the CBD.

It is within walking distance of all public transport and parking is available in the building for tenants on a monthly basis. There is ample short-term parking for visitors at The Felix which is less than 50 meters away.

There is a reception area at the entrance to the office space and there are several large offices, each with great City views and an abundance of natural light and there is a large open plan office area as well.

No less than eight high-speed lifts service the building ensuring a smooth flow of foot-traffic through the building.

### Features

**Zoning** Commercial

#### Interior

Air Conditioning Yes

#### Exterior

Security  
Parking Ratio

Yes  
3 bays / 100  
m<sup>2</sup>

#### Sizes

Floor Size 170m<sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Above Road Air Conditioner Near Bus Service Near Mini Bus Service Near Train Service