



**Tertius Van Staden**

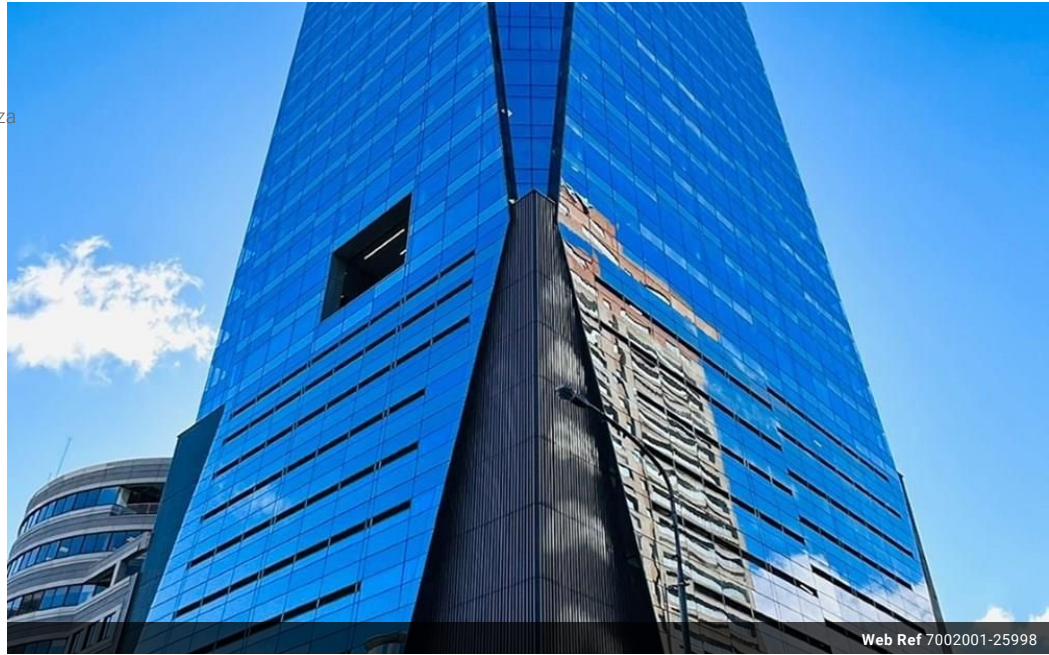
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R182,700 pm

**Gross Monthly Rental** R182,700 Excl. VAT



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## PREMIUM GRADE OFFICES IN THE FORESHORE

### 1044m<sup>2</sup> 14th Floor 35 Lower Long Street FORESHORE

A premium signature tower building that invigorates Cape Town's Foreshore precinct by attracting premium tenants to its modern offices to let. 35 Lower Long is positioned in the coveted financial and legal pivot of the Foreshore, the epicentre of Cape Town City Bowl's Commercial hub.

Long Street is one of the oldest streets in Cape Town, stretching from the CTICC through to the historic Tamboerskloof. The numerous Victorian buildings mixed together with the new contemporary architecture gives Long Street a truly unique and standout flavour.

The building also comes with state of the art premium 24 hour security and access. 35 Lower Long is a premium grade 4-Star

## Features

**Zoning** Commercial

**Exterior**  
Open Parking Bays 10

**Sizes**  
Floor Size 1,044m<sup>2</sup>