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Web Ref 7002001-83953



R188,650 pm

Gross Monthly Rental R188,650 Excl. VAT

 0  36

### 1715M2 Prime Office Space To Let With Harbour Views In Humrail

This exceptional 1715m<sup>2</sup> office space offers breathtaking harbour views and 360-degree natural lighting, creating a bright and inspiring work environment. Ideally suited for discerning tenants, the property is strategically located to provide both convenience and prestige, making it a standout choice for businesses seeking a premium workspace. Spanning three seamlessly integrated levels, the layout is designed for functionality and flexibility. A spacious reception area leads into two expansive open-plan sections, both featuring boardroom facilities and stunning views over the harbour and Algoa Bay. The top floor is a true highlight, boasting panoramic 360-degree views and three additional open-plan areas, perfect for dynamic office setups.

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap. 20 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 60

#### Exterior

Security Yes  
Open Parking Bays 36

#### Sizes

Floor Size 1,715m<sup>2</sup>

#### Extras

On Busy Road Fibre Near Bus Near Shopping Mall Near Fitness centre Near University/Campus Alarm System Near Highway Near Schools Frequency location Near Public Transportation By the sea Near Medical Center High Speed Internet Near Beach Near Hospital High Traffic Near Shops Near Golf Course Wheelchair Accessible