

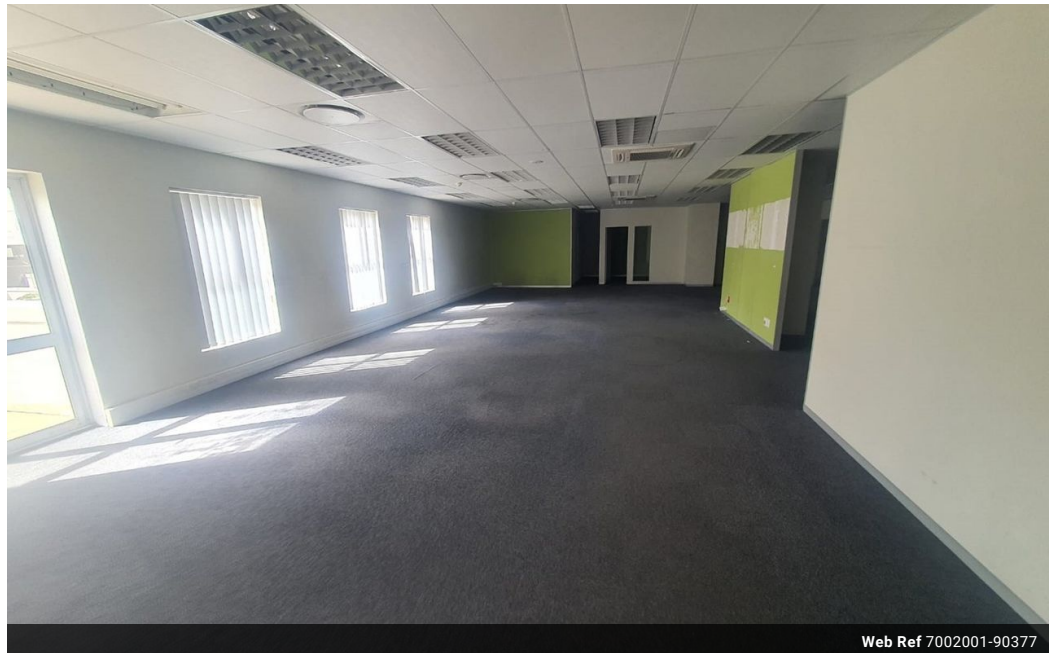


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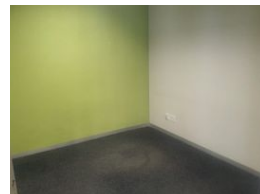
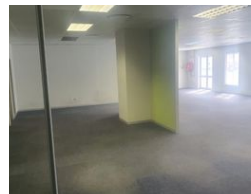
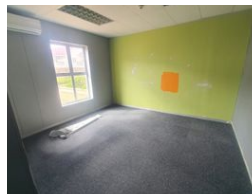
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-90377



R65,600 pm

Gross Monthly Rental R65,600 Excl. VAT

 10  20

820m² A-Grade First-Floor Office Space – Prime Rental Opportunity in Walmer

Positioned in the heart of Walmer, one of Port Elizabeth's most sought-after commercial precincts, this 820m² A-grade office suite presents an exceptional leasing opportunity for businesses seeking a professional and scalable workspace. Situated on the first floor of a secure and well-maintained office building, the premises is easily accessible via lift and offers a premium business address with strong visibility and connectivity.

The internal layout is thoughtfully designed, featuring over 12 individual, fully air-conditioned offices alongside two expansive open-plan zones—ideal for dynamic team environments or departmental collaboration. Constructed entirely with drywall partitioning, the configuration offers outstanding flexibility, allowing tenants to reconfigure the space effortlessly to align with their

Features

Zoning Commercial

Interior

Floor Loading Cap.	20 Tn/m²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	20

Sizes

Floor Size	820m²
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Extras

Air Conditioner Fibre Near Shops Frequency location Brick High Traffic Near Fitness centre High Speed Internet Alarm Near Public Transportation Concrete Near Park Near Bus Near Children's Park Closed Circuit TV Near Medical Center Near Golf Course Near Motorway Good reachable traffic Energy Backup Unit Air Conditioning Unit On Busy Road Wheelchair Accessible Parque Floors Near Highway Near Hospital Safe Location Kitchen-Dinette Unfurnished Security - System Near Shopping Mall Near Schools