

# 285,000 pm

CAPE GATE OFFICE PRECINCT | OFFICE TO RENT |  
CAPE GATE, BRACKENFELL

 **1000 m<sup>2</sup>**

Introducing a prestigious P-grade commercial office development in the sought-after Cape Gate Office Precinct, Brackenfell. Located directly across from the Cape Gate Shopping Centre, this premium business hub offers unparalleled convenience and accessibility. With seamless access to major transport routes, including the N1 highway, the development is perfectly positioned for businesses seeking a strategic and central location. Surrounded by a wide range of amenities, it promises a dynamic work environment that enhances both productivity and lifestyle.

This cutting-edge office precinct features 4-Star Green-rated spaces designed for sustainability and flexibility, offering state-of-the-art facilities such as biometric access, facial recognition technology, smoke detection systems, and air-conditioning. Tenants will benefit from ample secure basement parking available at R825 per bay and generous tenant installation allowances of R1,200 per m<sup>2</sup> of lettable space, allowing for tailored interior customization. Whether you're establishing or expanding your business, Cape Gate Office Precinct delivers a superior workspace experience...

**Gross Monthly Rental** R285,000 Ex Vat  
**Lease Period** Negotiable  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	1000	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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