

# 105,000 pm

HEERENGRACHT STREET | OFFICE TO RENT | CAPE TOWN, CBD | 600SQM

 **600 m<sup>2</sup>**

This A-grade office space boasts a central location close to the Cape Town International Convention Centre (CTICC), offering easy access to major amenities and transport links. The building features on-site security with access control, ensuring a safe working environment. Inside, the office layout includes a welcoming reception area, an open-plan space, as well as a boardroom and private offices. The spacious pause area and kitchenette provide a comfortable break area for staff. The office also benefits from a private balcony with stunning views of Table Mountain.

In addition to its prime location, the property is equipped with backup power, energy-saving lights, and energy-efficient air-conditioning, ensuring both sustainability and convenience. An on-site maintenance team is available to address any operational needs. The office is within walking distance of popular spots such as Foodlovers and Seattle Coffee, and it is well-connected to public transport and MyCiti bus routes, making commuting easy for employees.

**Gross Monthly Rental** R105,000 Ex Vat  
**Lease Period** Negotiable  
**Available From** Negotiable

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 600        | <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

Call the Officeplace Broker

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