

# 78,000 pm

THE AVALON | OFFICE TO RENT | GARDENS, CAPE TOWN | 400m<sup>2</sup>

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Nestled in the heart of Gardens, Cape Town, The Avalon offers a prime A-grade office space in a newly renovated, modern building. This office is perfectly situated with easy access to the M3, City Centre, and Atlantic Seaboard, making it an ideal location for businesses looking to be centrally connected. The office boasts great visibility, ensuring your business is easily recognizable in this bustling area.

Surrounded by a variety of amenities, including shops, restaurants, and cafes, The Avalon provides a convenient and vibrant environment for both employees and clients. Whether you're looking to establish a new office or relocate to a more strategic position, this office space in The Avalon combines modern aesthetics with an unbeatable location in one of Cape Town's most desirable neighborhoods.

**Gross Monthly Rental** R78,000 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	400	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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