

# 35,120 pm

MAIN ROAD | OFFICE SPACE AVAILABLE TO RENT IN SEA POINT | 189.84m<sup>2</sup>

 **189 m<sup>2</sup>**

This well-maintained office space is located in the sought-after Sea Point Main Road, offering an A-grade facility with a prime location. The office boasts a reception area with natural light, creating a welcoming and productive environment. The premises is also equipped with air conditioning and back-up power. With a lettable area of 172m<sup>2</sup> and an additional 17.84m<sup>2</sup> of common area space, the office is ideal for various business uses. Basement parking provides convenient access for both tenants and visitors, adding to the practicality of the space.

Currently being white-boxed by the landlord, the space is set for completion by mid-April, giving tenants the flexibility to design the office to their specific needs. The building offers 24-hour security for peace of mind, as well as essential amenities such as a toilet and kitchenette. This versatile space is suitable for traditional corporate offices, medical practices, or health and wellness centres, making it an excellent option for a range of businesses seeking a professional and well-located address in Sea Point.

**Gross Monthly Rental** R35,120 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	189	<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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