

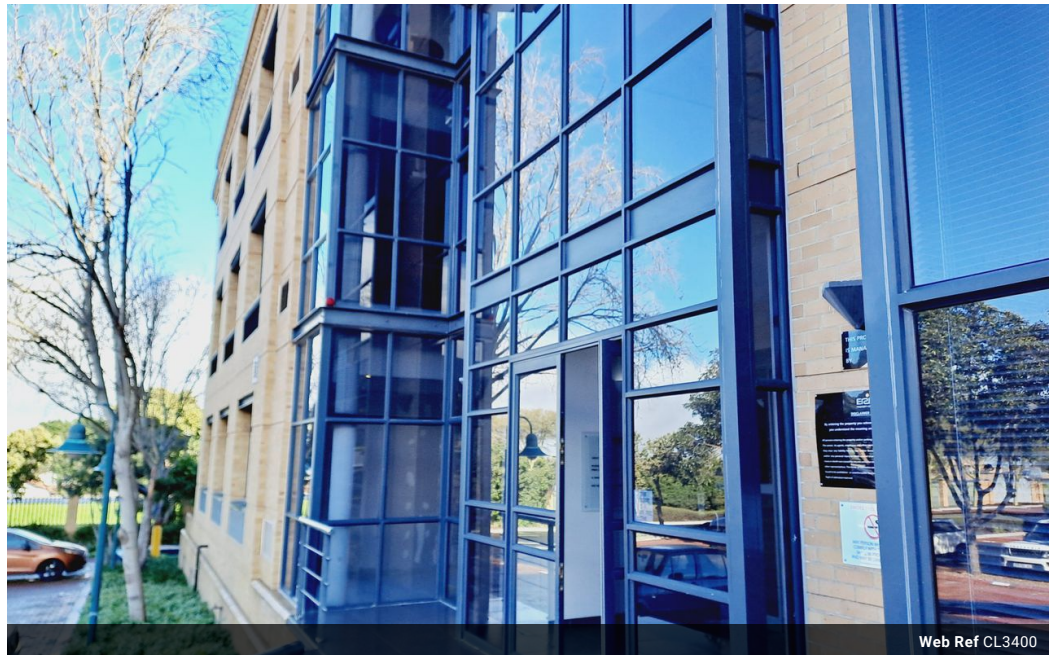


**Wendy Worthington**  
079 017 3022  
wendy.w@harcourts.co.za

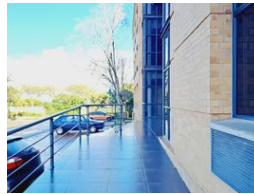
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3400



R160 per m<sup>2</sup>

Gross Monthly Rental R72,259 Excl. VAT

0 0

### WHITEBOXED OFFICE SPACE TO LET IN PLATTEKLOOF

AVAILABLE NOW!

The office park is situated in an upmarket suburb on the foothill of the Tygerberg Nature Reserve with a balanced mix of suburbia, lifestyle, and shopping. Removed from the city traffic and strategically located just off the N1 and within close proximity to the N7. Planet Fitness Gym, Medi Clinic, Shopping Centres, Colleges and Schools are in close proximity. The park has 24/7 security, backup generator, CCTV surveillance and secured access. An excellent alternative to Century City's congestion. Breath-taking views of Table Mountain.

- First Floor  
- Rental: R160 per sqm  
- Size: 429 sqm

#### INCENTIVES

5 YEAR LEASE - 6 MONTHS RENT FREE (Only liable for rates, op costs & utilities)  
+ 5 MONTHS TI ALLOWANCE

3 YEAR LEASE - 2 MONTHS RENT FREE (Only liable for rates, op costs & utilities)  
+ 3 MONTHS TI ALLOWANCE

### Features

**Zoning** Commercial

#### Sizes

Floor Size 451m<sup>2</sup>