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Commercial

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3 Pampoenkraal Lane  
De Villiers Moore Building  
Durbanville  
Cape Town  
Western Cape  
7550



Web Ref BFC5083



R150 per m<sup>2</sup>

Gross Monthly Rental R150,000 Excl. VAT

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### Prime office space to let - Somerset West

Located at the Triangle House in the Somerset Mall Triangle which is the commercial and retail hub of the Somerset West. The Centre enjoys maximum exposure and is perfectly located and easily accessible from the R44 and the N2. The building is extremely well kept with landscaped gardens, 24-hour manned security, ample open parking for visitors, and it offers excellent signage opportunities.

The 1st floor unit has the following features:

- Lovely big reception area
- Access via lift or stairs
- Big open plan work area
- Massive 20 seater board room
- Big balcony for recreation and braai with stunning views
- Floor to ceiling windows with ample natural light
- Various offices and consulting rooms
- 2 Kitchens
- Multiple his and hers bathrooms
- Easy access from the N2 and R44

### Features

<b>Building Name</b>	Triangle House				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	1,000m <sup>2</sup>

