



**Christine Bester**  
Non-Principal Property  
Practitioner  
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Contact Louw & Coetzee  
Properties

021 0003488

35 Main Road, Durbanville

221m<sup>2</sup> Office To Let in Century City



Web Ref CL314



R225 per m<sup>2</sup>

**Gross Monthly Rental** R49,920 Excl. VAT  
**Monthly Rates** R3,210 Excl. VAT

**Monthly Levy** R11,365 Excl. VAT

3 2

## 221m<sup>2</sup> Premium Ground Floor Office To Let in Century City

The layout includes:

- \* 2 spacious glass-partitioned offices
- \* Large glass-enclosed boardroom
- \* Welcoming reception area
- \* Server/storeroom
- \* Private kitchenette

Features:

- \* High-quality finishes throughout
- \* Excellent natural light
- \* Alarm system and security beams on balcony
- \* Access control and manned reception in building
- \* 24/7 on-site precinct security
- \* 7 parking and Balcony included

This is a rare opportunity to lease a versatile office unit with a premium location and generous outdoor area. Suitable for

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Basement Parkings 3  
Open Parking Bays 2

### Sizes

Floor Size 221m<sup>2</sup>

### Extras

Blinds Entrance Hall Guest Toilet Patio Air Conditioner Prepaid Electricity Fibre Carpets  
Communal Garden CCTV 24-Hour Manned Electric Fencing