

Commercial



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## R44,400 pm

Gross Monthly Rental R44,400 Excl. VAT

## **a** 0 8

## 370m2 PRIME RETAIL OPPORTUNITY IN THE HEART OF PARKLANDS, CAPE TOWN

Located along the very busy Parklands Main Road, this retail opportunity offers a strategic investment in one of Cape Town's most dynamic and populated communities. Strategically positioned on a major thoroughfare, the property provides exceptional visibility and accessibility to residents and commuters.

- Key features include: 24 Hour Closed Circuit TV Comprehensive facilities (men's and women's restrooms)
- Full fire safety equipment
- 8 access doors
- Prime street-facing visibility - 45amp single-phase power
- Fully equipped kitchen
- Safe room Two executive office spaces
- Ample parking Net rental: 7ΔR 100 per square meter

**Building Name** Zoning

Interior Power Amps Exterior Security Open Parking Bays

Parking Ratio

Village On

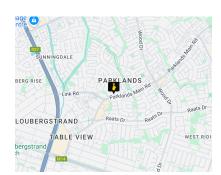
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Commercial

Yes 8 2 bays / 100 m<sup>2</sup>

Sizes Floor Size **Building Height** 

370m<sup>2</sup> 4m



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