



**Amelia Viljoen**  
0726426465  
amelia.v@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberggrant  
7441

185m<sup>2</sup> Office To Let in Cape Gate



Web Ref CL18700



**R35,150 pm**

**Gross Monthly Rental** R35,150 Excl. VAT

0 0

Office To Let in Brackenfell Cape Gate Corner is a two-level building with retail on ground level

Cape Gate Corner is a two-level building with retail on ground level and a level of office space above. Lift access to each floor. Strategically located just off Okavango Road, directly opposite the Cape Gate Regional Shopping Centre. Featuring a vibrant retail section and ample parking, it also boasts a highly sought-after office wing in a prime location.

Located on the top floor, this 185m<sup>2</sup> office space offers a spacious white box with endless potential. Big windows for tons of natural light, overlooking the centre. The layout is flexible and can be adjusted to suit the needs of the new tenant.

Shared bathrooms and kitchenette on the 1st floor.

Rental: R190/m<sup>2</sup> x 185m<sup>2</sup> = R35,150 (excluding VAT)

Additional Features:  
Basement parking available at an extra cost  
Convenient access to the N1 highway

## Features

<b>Building Name</b>	Cape Gate Corner				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	185m <sup>2</sup>
<b>Extras</b>					
Security Basement parking @ additional cost					

