



# PORT

COMMERCIAL PROPERTIES

## 172m<sup>2</sup> Office For Sale

1A Grotto Road, Rondebosch

Price **R3,395,000 excl. VAT**

Sole and exclusive mandate.

Centrally located in Rondebosch, just off the main road area very close to UCT, Rustenberg, Westerford, Rondebosch Boys High and Bishops.

This beautifully renovated office has a luxurious, modern feel. Laminated flooring throughout, large balcony sliding doors and interior windows allows for abundant natural light to filter throughout the space while still offering privacy to the offices and board room.

- Large reception area located centrally inside the office layout
- 4 Main offices, 3 have sliding doors that open onto a large balcony
- Storage or file room
- 4 Parking bays behind a security gate
- 1 server-type room
- 1 Small kitchen
- 2 Toilets
- Intercom system between front door and reception desk

- Alarm system

**Floor Size** 172m<sup>2</sup>

**Availability** None

**Open Parkings** 4

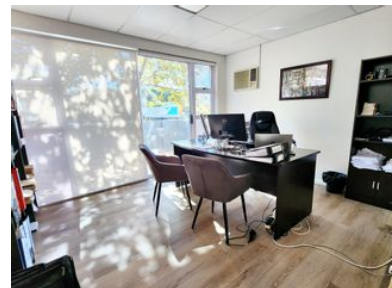
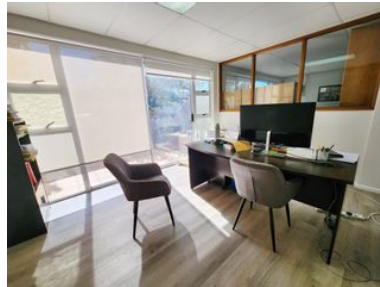
**Security** No

**Air Conditioning** Yes

**Type** Office

**Title** None

**Zoning** Commercial



## CONTACT US



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