



# PORT

COMMERCIAL PROPERTIES

## 1040m<sup>2</sup> Office To Let

35 Long Street, Cape Town City Centre

Gross rental

R234000 excl. VAT

The entire 15th floor of the building is now available, with panoramic, mountain, city, and even ocean views! This blank canvas is ready to be customized to suit almost any high-end office environment!

35 Lower Long is stunning commercial building situated in the busy foreshore, with easy access to the N1 and N2, and is equipped with a backup generator, UPS, and even a backup water supply. The building is 4-star green rated by the GBCSA, has state of the art access control and 24-hour security, and a chic and modern lift system, and is even bicycle friendly!

Rate Per m <sup>2</sup> excl. VAT	R225 / m <sup>2</sup>
Floor Size	1040m <sup>2</sup>
Availability	Immediately

Security	Yes
Air Conditioning	Yes
Type	Office
Title	None
Zoning	Commercial



## CONTACT US

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