

# PORT

COMMERCIAL PROPERTIES

## 2731m<sup>2</sup> Office To Let

### 35 Wale Street, Cape Town City Centre

**Gross rental**

**R273100 excl. VAT**

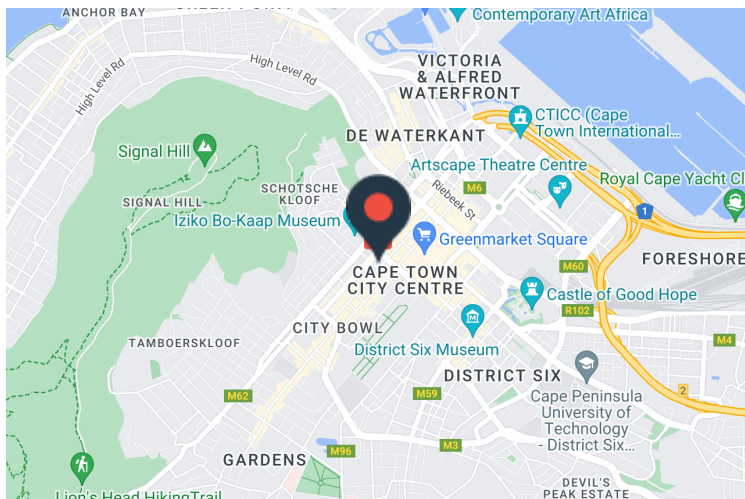
This bright and spacious office is now available on the first floor of this prominent Wale Street building. Currently a grey box, the space is ready to be customised to suit your requirements. It features a reception area, an open-plan layout, a kitchen, and bathrooms. The building offers full access control and 24-hour security, ensuring a secure working environment. Fibre access is available, and secure parking is available (with a parking ratio of 4 bays per 100sqm), and the building is equipped with a backup generator to ensure uninterrupted operations.

(Secure parking - R1200/bay excl. VAT)

Strategically located in the Cape Town CBD 35 on Wale is a well-maintained and well-managed office building. It benefits from excellent connectivity to major public transport routes, making commuting convenient. The central location provides easy access to numerous amenities, including restaurants, shops, and cultural attractions....

<b>Rate Per m<sup>2</sup> excl. VAT</b>	<b>R100 / m<sup>2</sup></b>
<b>Floor Size</b>	<b>2731m<sup>2</sup></b>
<b>Availability</b>	<b>Immediately</b>



<b>Security</b>	<b>Yes</b>
<b>Air Conditioning</b>	<b>Yes</b>
<b>Type</b>	<b>Office</b>
<b>Title</b>	<b>None</b>
<b>Zoning</b>	<b>Commercial</b>



## CONTACT US



**Daniel Bernberg**

 (021) 204 7218  
 0827829840  
 daniel@portcommercial.com  
 Buitengracht Centre  
125 Buitengracht Street  
Cape Town

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, no liability can be accepted for any errors or omissions and the Tenant or Buyer is advised to verify the facts prior to making any offer to lease or purchase.