



154 Main Rd, Sea Point, Cape Town, 8005

Unit 301B | Available: 1 March 2025

Total Unit Size	189,84 m <sup>2</sup>
Office:	172,00 m <sup>2</sup>
Common Area Contribution	17,84 m <sup>2</sup>
Rate per unit	R185,00 per m <sup>2</sup>
Lease Type	Gross lease
Lease Period	3 - 5 years
Parking Bays	Secured undercover parking
Rate per Bay	R1 570,00
Annual Escalation	8%

**R35 120,40\***  
Per Month

<b>Lease Includes</b>	Rates & taxes, building insurance, building maintenance costs & security
<b>Lease Excludes</b>	Electricity, water, sewage & effluent charges, refuse removal fees & generator running costs

\*All rates are exclusive of VAT



# R185 per m<sup>2</sup>

## 190m<sup>2</sup> Office To Let in Sea Point



<b>FLOOR SIZE</b>	190m <sup>2</sup>
<b>ZONING</b>	Commercial
<b>SECURITY</b>	Yes
<b>AIR CONDITIONING</b>	Yes



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