

Office Space to Rent



PAARL

1 UNIT
AVAILABLE

1 ON BREDA

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1 Breda Street,
Paarl Central, Paarl

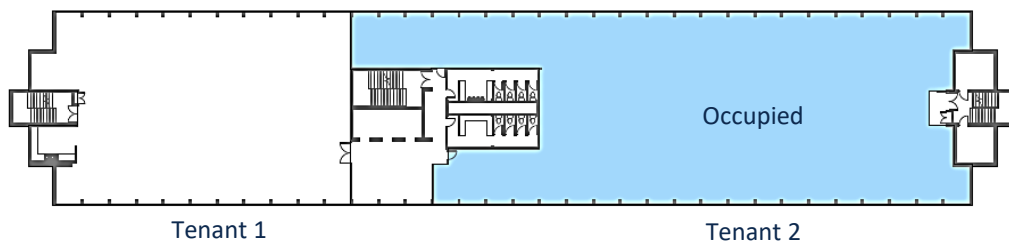
5th Floor

Tenant 1	Office m ²	Common Area m ²	Total Size m ²	Price Per m ²	Total Per month Excl. VAT
Tenant 1	470	83.14	553.14	R125.00	R69 142.50

Parking	Price Per Parking Bay Per Month Excl. VAT
Basement on Premises	R498.00
Covered off-site	R248.00
Open off-site	R198.00

*All rates are exclusive of VAT

Floor Plan



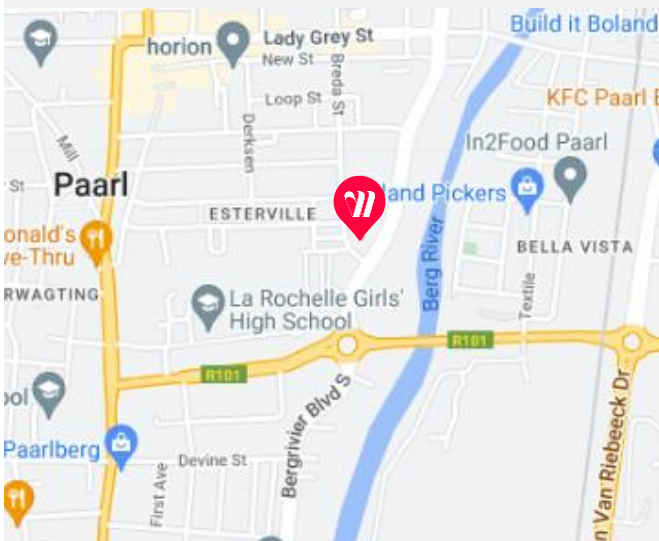


1 Breda Street, Paarl Central



About the building...

Highlighting convenience and connectivity, this property is strategically positioned just 1.3 kilometres from the bustling centre of Paarl. The office building not only boasts a prime location within the town of Paarl but also offers unparalleled views of the Berg River and its picturesque surroundings.



Lease Type	Gross lease
Lease Period	5 years
Annual Escalation	8%
Property Features	24-Hour security, CCTV cameras, energy efficient air conditioning, 3-phase electricity, 2 on-site generators, communal restroom facilities, kitchenette and elevator
Lease Includes	Rates & taxes, building insurance and security
Lease Excludes	Electricity, water, sewage & effluent charges, standard refuse removal fees and building maintenance costs