



AVAILABLE - Immediately

17 Loop St, Cape Town City Centre, Cape Town

RENTAL RATES	
Net rental p/m ²	R200
Est. Operational cost p/m ²	R38
Est. Rates and taxes p/m ²	R27
Structured parking p/bay	R2 000
Parking ratio	2 bays/100m ²

SPACE AVAILABLE

GLA 4 558 m²

Ground floor 130 m²
 Ground + Mezz 273 m²
 10th floor 673 m²
 11th -17th floor 704 m²

R265

Gross Rental Per m²/Month

KEY FEATURES

- P-grade office Space
- State of the art Security
- Centrally located in Cape Town
- Restaurants and coffee shops
- Secure parking

**Charles Norris
 &
 Ton Veen**

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TENANT ALLOWANCES

A tenant will be granted a fit-out allowance to the maximum amount of R 2000/m² on the Rentable Office area. This allowance shall be provided for over and above the Grey box specification.

Grey BOX

The Grey box items of the leased premises will be fitted-out by the Landlord.

- a. Air con availability to a point
- b. Electrical to a point and meter
- c. Water to a point with a meter

OPERATIONAL COST

- Building insurance premiums
- Building Security
- Cleaning (common areas)
- Cleaning consumables (common areas)
- Management fees
- Meter reading fees
- Refuse removal
- Repairs & maintenance - access control (basement)
- Repairs & maintenance - electricity
- Repairs & maintenance - plumbing
- Repairs & maintenance - security systems (common areas)

Exclusions

- Electricity and water as metered
- Repairs & maintenance - air conditioning
- Effluent



Abland

Breaking new ground



Johannesburg

1st Floor, Block D
Hertford Office Park, 90
Bekker Road,
Midrand,
1686

Tel: 010 142 9000

Pretoria

Irene Link – Building B
Flexi Suite 11,
7 Impala Avenue, Doringkloof
Centurion,
0157

Tel: 012 072 0428

Cape Town

11th Floor,
35 Lower Long Street,
Cape Town
8000

Tel: 021 141 2370

International

Summerfield House,
Rue des Eturs,
Castel,
Guernsey,
GY5 7DT