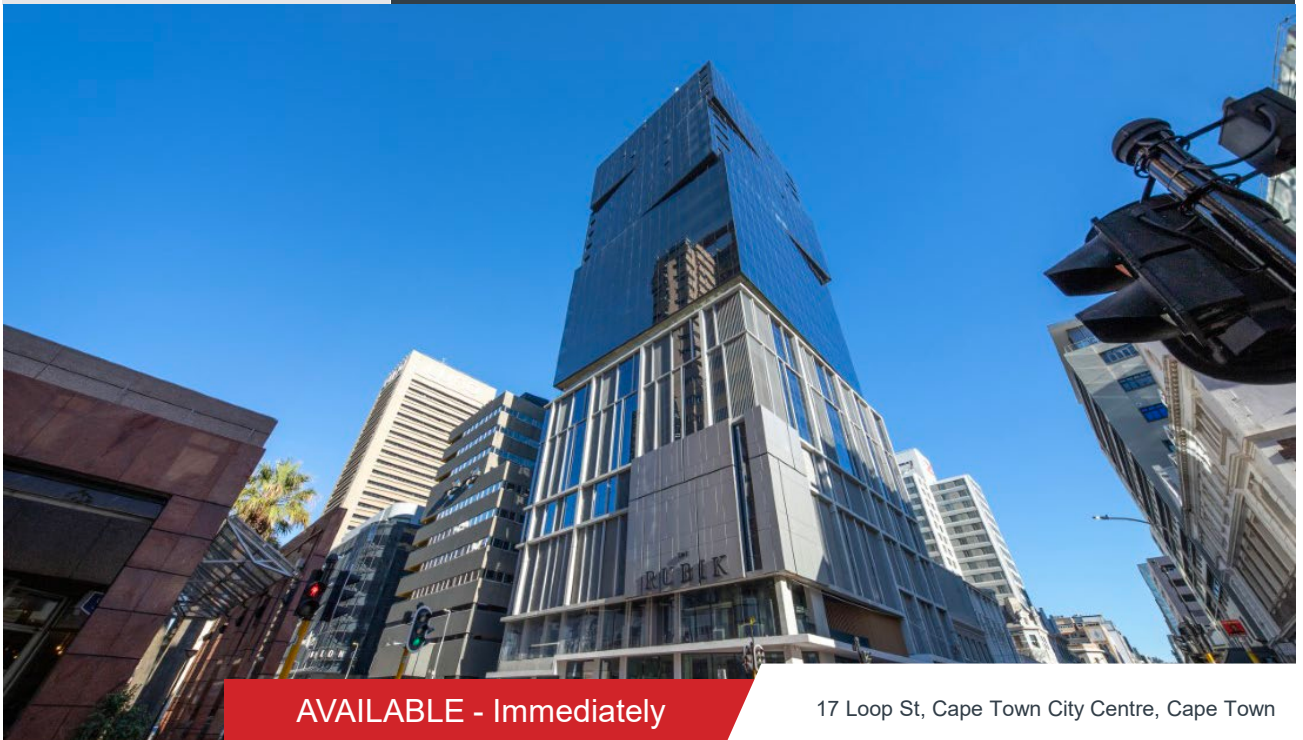




AVAILABLE - Immediately

17 Loop St, Cape Town City Centre, Cape Town

RENTAL RATES

Net rental p/m ²	R200
Est. Operational cost p/m ²	R46
Est. Rates and taxes p/m ²	R28
Structured parking p/bay	R2 000
Parking ratio	2 bays/100m ²

SPACE AVAILABLE

GLA 4 558 m²

Ground floor	130 m ²
Ground + Mezz	273 m ²
10th floor	673 m ²
11th -17th floor	704 m ²

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

Grant Silverman

(083) 457 7588

Grant.silverman@abland.co.za



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.

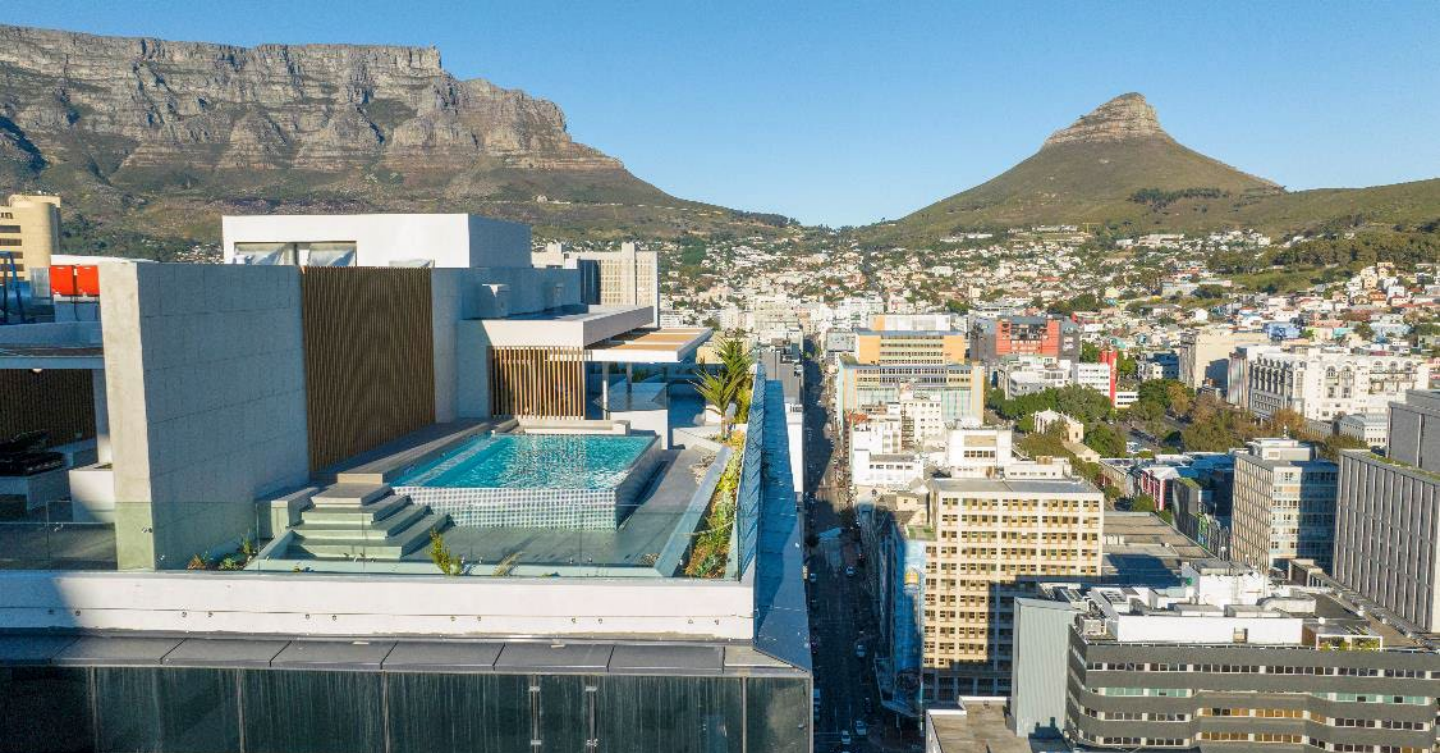
- a. Air con availability to a point
- b. Electrical to a point and meter
- c. Water to a point with a meter

OPERATIONAL COST

- | | |
|---|--|
| <ul style="list-style-type: none">• Building insurance premiums• Building Security• Cleaning (common areas)• Cleaning consumables (common areas)• Management fees• Meter reading fees• Refuse removal | <ul style="list-style-type: none">• 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



Stellenbosch

1st Floor,
16 Mill Street,
Stellenbosch Central,
7600.

Tel: 021 141 2370

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

International

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