



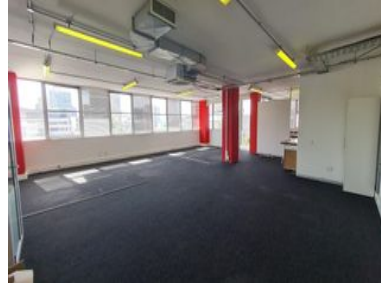
## 170m<sup>2</sup> Office To Let

4 Kloof Street, Cape Town City Centre

Gross rental **R25000 excl. VAT**

Buitenklouf Studios is a top grade office Block sitting at the start of Kloof Street on the periphery of the CBD. This office is fully fitted and ready to go. Buitenklouf Studios has 24 hour security, access control , and CCTV. A quick drive to Nelson Mandela exit to the Suburbs, Atlantic Seaboard, and a close walk to the Myciti bus stop. Wonderful coffee shops and restaurants on close by Kloof St, Long St, Loop St, and Bree St or just stop at the Mcdonalds next door if it's one of those days. 2 covered parking bays are included in the rent.

The premises features a large open plan area , an enclosed office or a boardroom, an open plan kitchen, a toilet, and a balcony with a bit of a mountain view. The office is fibre ready, and is air-conditioned.



Rate Per m <sup>2</sup> excl. VAT	R148 / m <sup>2</sup>
Floor Size	170m <sup>2</sup>
Availability	Immediately

Security	No
Air Conditioning	No
Type	Office
Title	Sectional Title
Zoning	Commercial

## CONTACT US



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