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**R17,820 pm**

**Gross Monthly Rental R17,820 Excl. VAT**

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**Prime Office Space To Rent in Loevenstein, Bellville**

Located just off Jip de Jager Drive, 31 Allen Place offers exceptional office space with easy access to the N1 freeway. This well-maintained, three-level building features:

- Stunning views
- Free parking
- Backup generator for uninterrupted power
- Communal restrooms on each floor
- Convenient access to public transport

We have two fantastic office spaces available on the first floor:

Unit 1: 180m<sup>2</sup> Office Space

- Air-conditioned and flooded with natural light
- 1 x Boardroom
- 2 x Closed Offices
- 1 x Large open space
- 1 x Server/Storage room

**Features**

**Zoning** Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Parking Ratio 3 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 180m<sup>2</sup>

