



**R139 p/m<sup>2</sup>**

Web Ref 1010555

## PROPERTY FEATURES

### Hill House, Somerset Road Greenpoint, close to the vibrant CBD.

Hill House, Somerset Road is the ideal location in a vibrant Green Point. This Office Unit presents as a white box, unlimited opportunities, to the future tenant. It is very centrally located in a safe and secure area. The 4th Floor can be combined into 738m<sup>2</sup>, depending on the clients requirements, or Unit A & B can be combined into 566m<sup>2</sup>. This specific Unit A offers the following: Rental: R139m<sup>2</sup> P/M, Vat Excl. Rentable Area: 385m<sup>2</sup>. Parking: Tandem Bays at R1,800 per Tandem Bay, P/M, Vat EXCL. Single Bays at R1,500 per Bay, P/M, Vat EXCL. Parking Ratio: 2/100m<sup>2</sup>. Beautiful Open Plan. Private Rest room. LED Lights. Balcony with beautiful views.

ERF Size 385 m<sup>2</sup>

Building Size 385m<sup>2</sup>



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