

**LAUNCHING: HYDE PARK HOUSE, CENTURY CITY  
STAND ALONE BUILDING WITH NAMING RIGHTS**



**DESCRIPTION**

This AAA-grade freestanding office building is ideally designed for a single tenant, or easily subdivided into two floors or up to 4 separate units. Building naming rights are available to single users. The building offers a welcoming entrance, top-quality finishes and a number of green building initiatives. With a focus on energy and water efficiency, the building is able to take advantage of reduced operating costs and improve the working environment for occupants.

**SIZE**

In total, the building comprises of 917m<sup>2</sup> offices, 127m<sup>2</sup> terraces/balconies and 27 parking bays. The building can be leased to a maximum of 4 tenants with offices ranging in size from 218m<sup>2</sup> upwards.

**AMENITIES**

Sought-after location within Century City, with extensive public transport links, excellent security, and a wide range of nearby amenities, including restaurants, coffee shops, Intaka Island nature reserve, Intercare Day Hospital, a sports oval, crèche & day-care centre, Canal Walk Shopping Centre and Virgin Active Gym. The building has fibre connectivity for Century City Connect, offering tenants access to the country's fastest broadband data, voice and multi-media services. Visit [www.centurycity.co.za](http://www.centurycity.co.za) for more information on Century City.

**OCCUPATION**

01 April 2018

**CONTACT FOR MORE INFO & VIEWING**

Please feel free to contact us should you require any further information or if you would like a building tour.

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## LETTING SCHEDULE

### Entire Building:

	Office & Common Space (m <sup>2</sup> )	Terraces & Balconies (m <sup>2</sup> )	Parking - Basement	Parking - Open
Entire Building	917	127	24	3

### Sub-divided Offices:

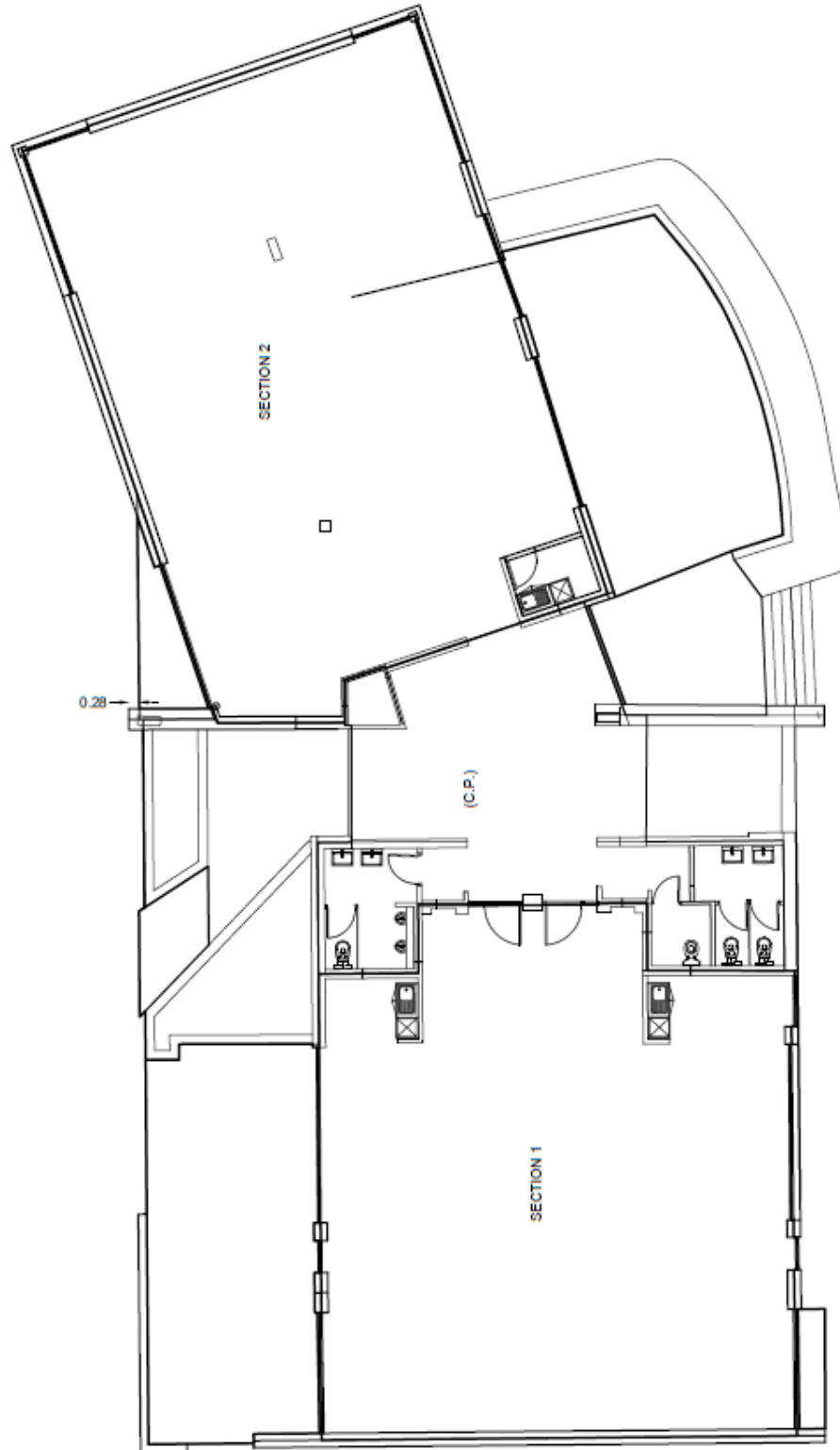
	Office & Common Space (m <sup>2</sup> )	Terraces & Balconies (m <sup>2</sup> )	Parking - Basement	Parking - Open
Unit 1	218	51	6	1
Unit 2	236	53	6	1
Unit 3	223	8	6	-
Unit 4	240	15	6	1
	917	127	24	3

### MONTHLY RENTAL

Office:	R165/m <sup>2</sup>	Basement Parking:	R1000/bay
Terraces & Balconies:	R55/m <sup>2</sup>	Open Parking:	R750/bay

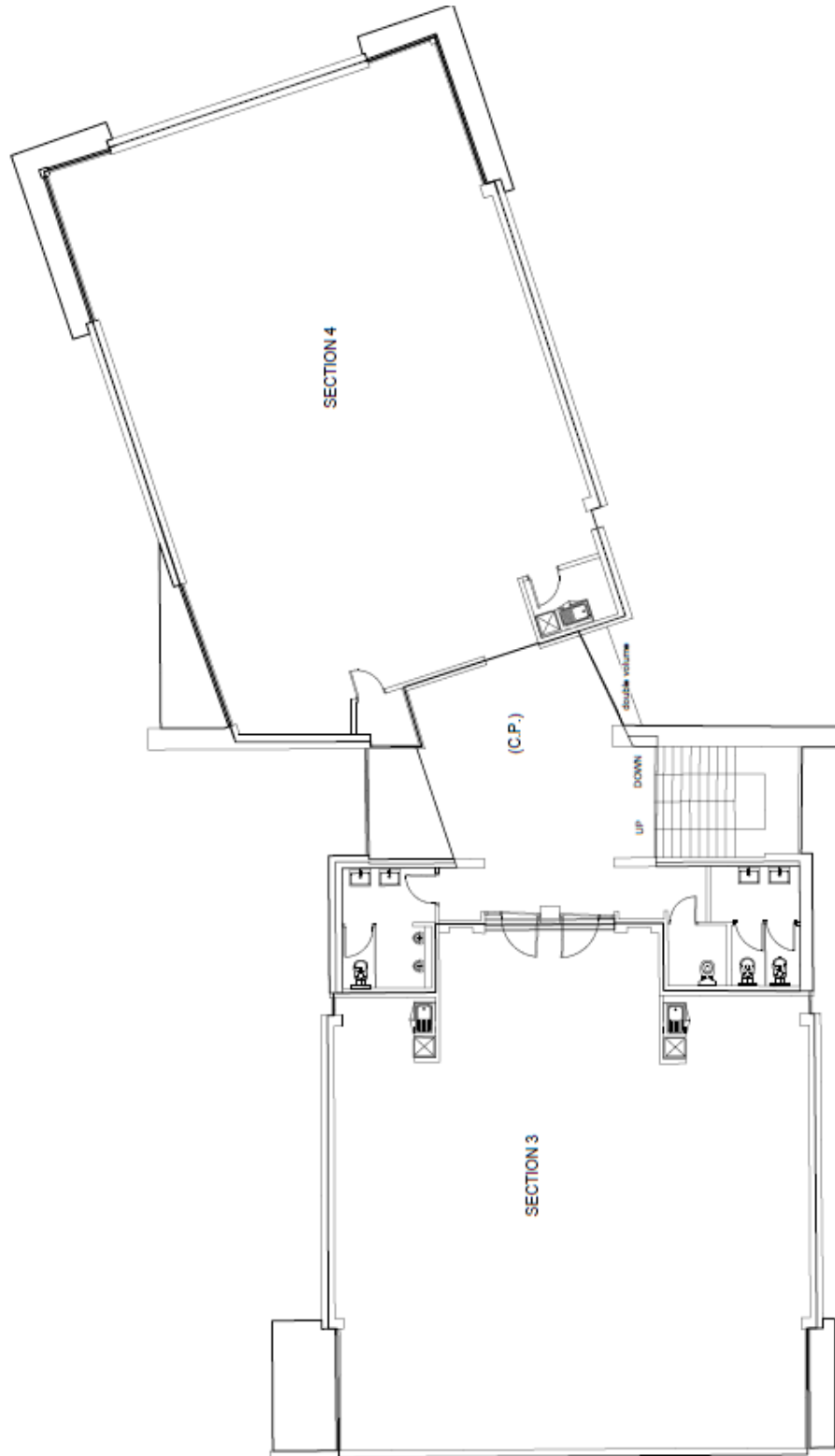
**PLANS**

Ground Floor



**PLANS**

First Floor



**PICTURES**







## AREA MAP

