

To Let

No. 1 Waterhouse Offices

1 Waterhouse Place, Century City, Milnerton, Western Cape, 7441

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

No. 1 Waterhouse

No. 1 Waterhouse is an 11 000m2 Premium Grade office redevelopment situated in the sought after Waterford Precinct of Century City. The building boasts a high aesthetic appeal and professional experience. In keeping with the timeless design, the main atrium is fitted with acoustic grade glass providing natural light. The development sits in a secured commercial park and has onsite uncovered parking and basement parking available to tenants. Generators available for building and tenant use. Premium Grade office accommodation 24-hour security and access control Full backup power availability Fibre-ready connectivity Secure basement and open parking Lift access to all floors Wheelchair accessibility Solar power and greywater systems Modern communal breakaway areas Light-filled central atrium with acoustic-grade glazing On-site deli-style coffee shop and canteen facilities Braai and staff entertainment facilities Professional reception and arrival experience Excellent natural light throughout Flexible office configurations to suit a variety of occupiers Loadshedding-friendly business environment

Features

Premium grade offices | Secured commercial park | Onsite covered parking | Tenant installation allowance | Generators on site for load shedding

Building information

Gross Lettable Area	**11,963 m²**
Grade	**A Grade**
Building sector	**Office**





The Space

885.97m² Office space available to let in No. 1 Waterhouse, Century City, Milnerton.

Located within the sought-after Waterford Precinct of Century City, No. 1 Waterhouse Place offers a premium-grade office environment designed to meet the needs of modern businesses. Following an extensive redevelopment, the building combines contemporary design, exceptional infrastructure and lifestyle-driven amenities to create a workplace that enhances productivity, staff wellbeing, and corporate image.The building offers: 24-hour security and access control Full backup power availability Fibre-ready connectivity Secure basement and open parking Lift access to all floors Wheelchair accessibility Solar power and greywater systems Modern communal breakaway areas Light-filled central atrium with acoustic-grade glazing On-site deli-style coffee shop and canteen facilities Braai and staff entertainment facilities Professional reception and arrival experience Excellent natural light throughout Flexible office configurations to suit a variety of occupiers Loadshedding-friendly business environmentStrategically positioned in the heart of Century City, No. 1 Waterhouse Place enjoys immediate access to the N1 and N7 highways, providing seamless connectivity to Cape Town CBD, the Northern Suburbs, Southern Suburbs and Cape Town International Airport. The location also benefits from excellent public transport access and proximity to major transport routes.Employees and visitors enjoy an abundance of nearby amenities, including Canal Walk Shopping Centre, Century Village Shopping Centre, Virgin Active, hotels, conference facilities, restaurants, cafés and scenic canal-side walkways. The mixed-use nature of Century City creates a vibrant live-work-play environment that continues to attract leading national and international businesses. The Century City Conference facilities are 10 to 15 mins walking distance and 2 to 3 mins drive via Century Boulevard (P2 Parking garage).No. 1 Waterhouse Place offers the perfect combination of location, accessibility, premium infrastructure and lifestyle convenience, making it one of Century City's most desirable corporate addresses.Current tenant still in occupancy 1 large reception2 small one on one meeting rooms3 6 – 8 seater boardrooms1 large corporate boardroom or easily subdivided into two1 officeAdministration boiler room 3 smaller offices1 storeroom1 server room

Unit information

Monthly rental	**R 256 931,30**
Gross lettable area	**886 m²**
Listing sector	**Office**
Available	**1 March 2027**
Minimum period	**36 months**

Rental information

Rates and Taxes

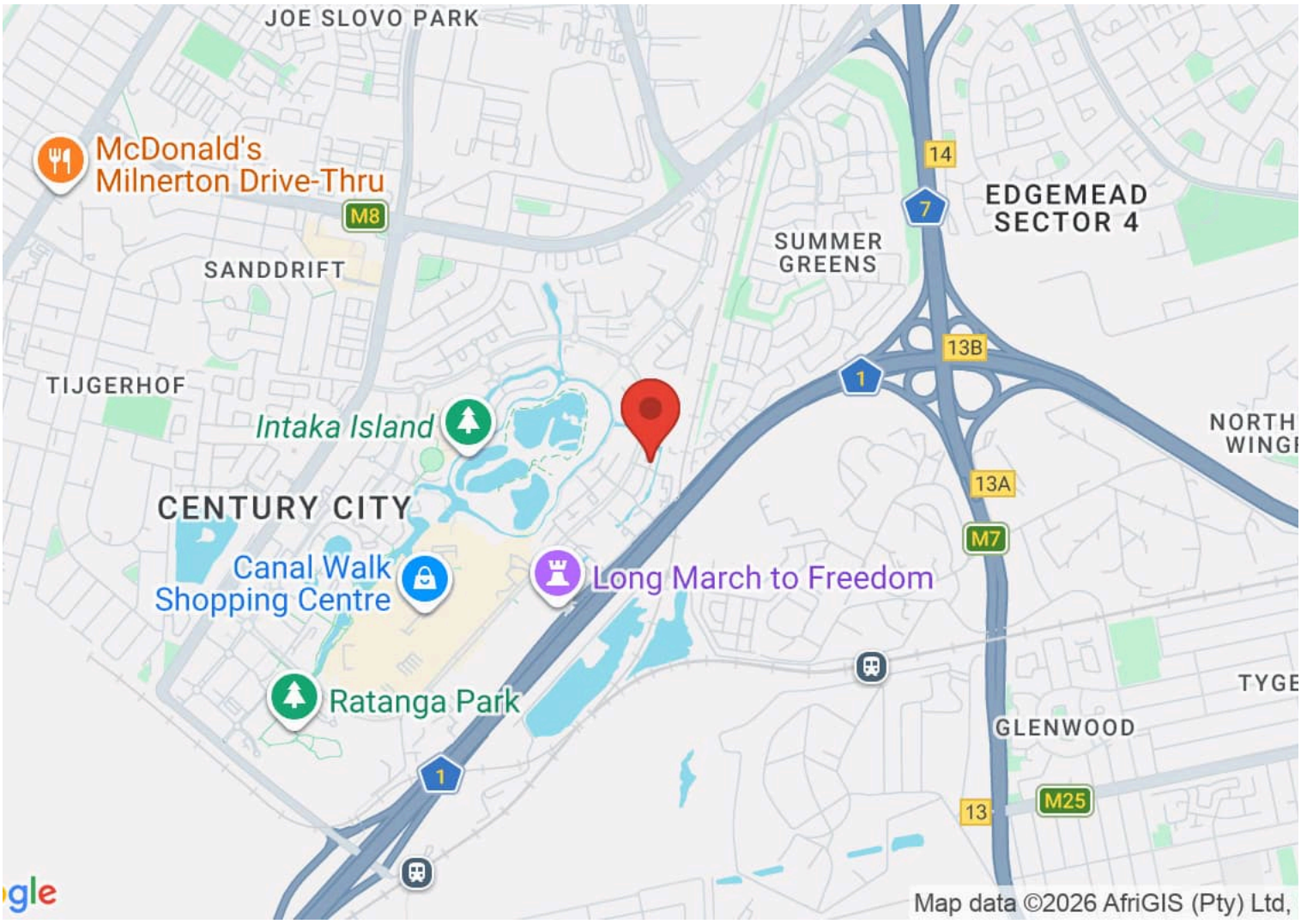
Gross rental		Rate: **R 290,00 / m²**
Net rental		Rate: **R 290,00 / m²**

Levies & Fees

Generator Levy		Rate: **R 6,68 / m²**

Parking

Basement	30	**R 1,500.00 per bay**
Open		**R 1,100.00 per bay**
Other		**R 2,746.00 per bay**



Get in touch



Karien van Zyl
kvanzyl@broll.com | +27672081064



Sia Thomatos
sthomatos@broll.com | +27824577462