

# To Let

## Ambassade - De Wagenweg Office Park
## Office 67 & 68

1 Stellentia Road, Stellenbosch Central, Stellenbosch, Western Cape, 7600

https://www.cwbroll.co.za

# The Building

## Ambassade - De Wagenweg Office Park

Ambassade Block at De Wagenweg Office Park is a standout commercial property in Stellenbosch, offering a refined blend of modern design and practical functionality. Positioned on Stellentia Road, the building enjoys a prime location within one of the town's most reputable office parks, surrounded by established businesses and cultural landmarks. Its architecture reflects a contemporary corporate image, with clean lines, generous natural light, and a layout that promotes both productivity and comfort.Inside, the building is tailored for flexibility, accommodating a range of professional needs from private offices to collaborative coworking spaces. Tenants benefit from fully serviced facilities, including high  speed fibre connectivity, stylishly furnished interiors, and access to boardrooms and meeting areas equipped with the latest technology. The atmosphere is enhanced by tasteful finishes and a boutique aesthetic, creating a workspace that feels both professional and inviting.Beyond the office suites, Ambassade Block offers lifestyle  oriented amenities that elevate the daily experience. A café and lounge provide spaces for informal meetings or breaks, while secure parking and 24  hour access ensure convenience and peace of mind. The property's location places it within easy reach of Stellenbosch's central business district, public transport routes, and cultural attractions such as the Rupert Museum, making it a highly desirable address for businesses seeking visibility and prestige.

**Features**

Wifi | Generator | Coffee shop | Printing facilities | Parking | Shared kitchen | Boardrooms | Security

## Building information

| | |
|---|---|
| Gross Lettable Area | **2,884 m²** |
| Grade | **P Grade** |
| Building sector | **Office** |







# The Space

**78m² Office space available to let in Ambassade - De Wagenweg Office Park, Stellenbosch Central, Stellenbosch.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 3 297 528,00** |
| Gross lettable area | **78 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

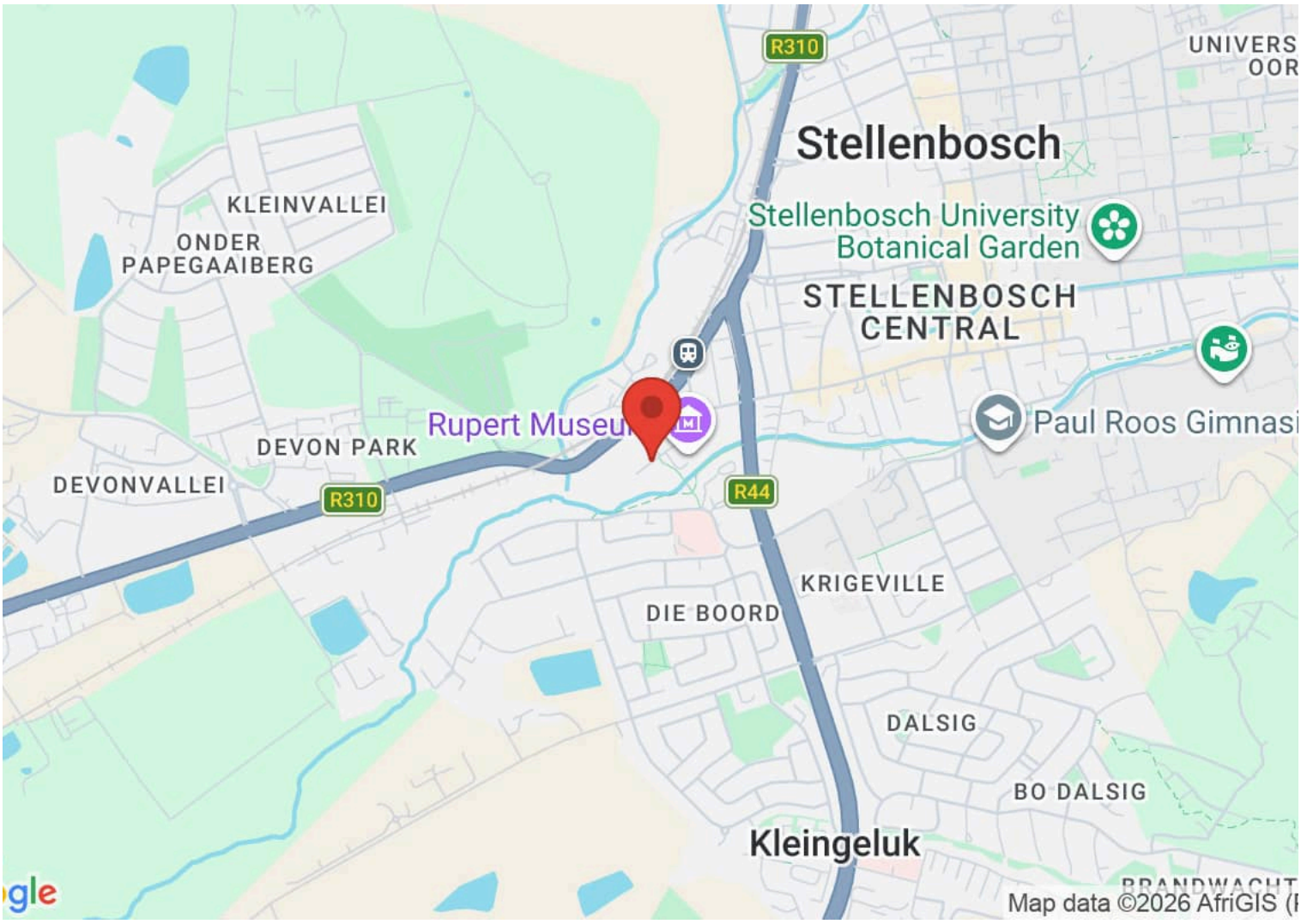
| | |
|---|---|
| Gross rental | Rate: **R 42 276,00 / m²** |
| Net rental | Rate: **R 42 229,00 / m²** |
| Operations costs | Rate: **R 25,00 / m²** |
| Assessment rates | Rate: **R 22,00 / m²** |

## Levies & Fees

| | |
|---|---|
| Levies park CID | Rate: **R 35,00 / m²** |

## Parking

| | |
|---|---|
| Basement | **R 1,000.00 per bay** |
| Open | **R 500.00 per bay** |




# Get in touch




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