

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

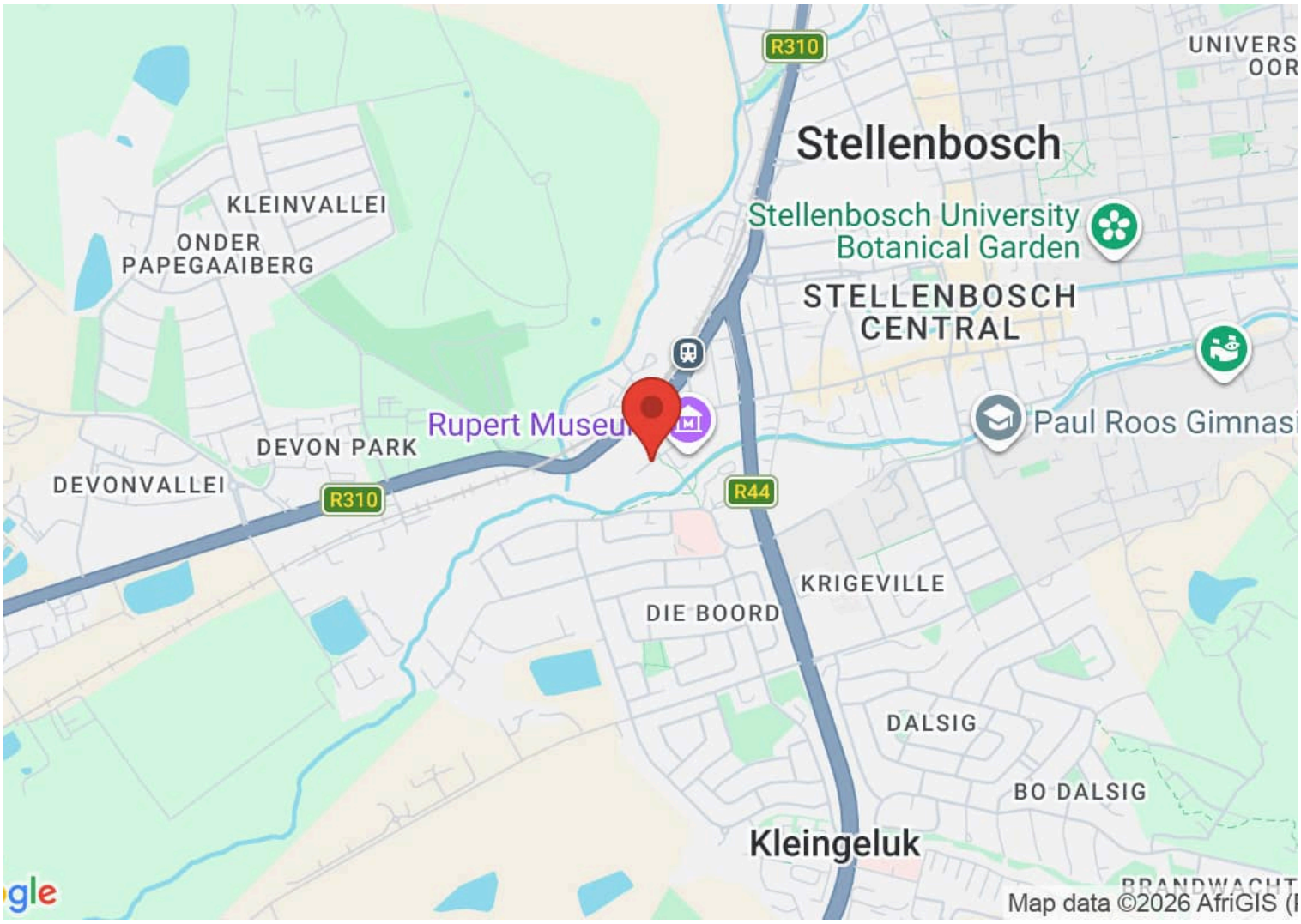
Gross rental	Rate: **R 42 276,00 / m²**
Net rental	Rate: **R 42 229,00 / m²**
Operations costs	Rate: **R 25,00 / m²**
Assessment rates	Rate: **R 22,00 / m²**

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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