

Abland to develop 24-storey office skyscraper in CT

Property developer Abland, together with JV partners The Ellerine Brothers, will develop Cape Town's newest office tower, 35 Lower Long, situated on Lower Long Street in the City Bowl.



35 Lower Long

Construction has already commenced with the internal stripping of the building and external demolition set to kick off in September 2017, with completion set for the first quarter of 2020.

The building area will comprise 13,446m² of premium-grade office space, along with 323m² of retail space on the ground floor, nine above-ground parking levels and a penthouse on the top floor. Priority has been given to activating the entire street edges of Lower Long and Jetty Street with multiple entry points and a prominent double volume entrance space. The sculpted form of the building mass, the defragmentation and articulation of the corners aim to provide dynamic views of the building across the city, both from street level and nearby buildings.

Public transport access

“We believe that the location is perfect, not only is the property next to the MyCiti bus station, it is within close proximity to the main train station – making it easily accessible to individuals commuting via public transport. Motorists also have easy access to the N1, N2 and the Western Seaboard.

"In addition, the building is located in the popular foreshore precinct close to the Cape Town International Convention Centre. Amenities such as hotels, restaurants and bars surround the building making this a very popular precinct," says James Cresswell, Cape regional director at Abland.

The building is being developed with flexible office space and high-speed internet connectivity. It will have a modern look characterised by glazed façades which will extend seamlessly over both the office and parking levels by using glass façades with generous floor to ceiling heights. Abland plans to create light and airy usable space on each floor. A critical factor for the building is to limit heat build-up on the glass panels to ensure a comfortable working environment for all tenants. This will be achieved by using double glazing and angling the building away from the harsh northern summer sun.

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