



**Wendy Worthington**  
079 017 3022  
wendy.w@harcourts.co.za

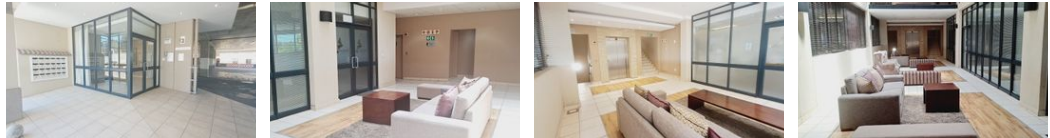
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3076



## POA



### PROFESSIONAL OFFICE SPACE TO LEASE IN ROSENDAL - TYGERVALLEY AREA

AVAILABLE MARCH 2025

Discover this prime location, perfectly positioned between Bellville and Durbanville, directly across from the renowned Tygervalley Centre and Willowbridge Mall. Nestled in a vibrant residential area with nearby commercial offices, this property embodies a "live, work, play" lifestyle.

This ground-floor office space welcomes you with a spacious, modern lounge area upon entry.

#### OFFICE FEATURES:

- 24/7 security
- Access control
- Air conditioning throughout
- Reception area
- Expansive open-plan workspace
- Storage room
- Two large enclosed offices
- One boardroom
- Kitchenette

## Features

<b>Building Name</b>	Modena Building
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	215m <sup>2</sup>

