# **Harcourts** Dunn



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Contact Harcourts Dunn

## 021 8212237

134 Edward Road Belville CapeTown 7550



Web Ref CL3484



# R155 per m<sup>2</sup>

Gross Monthly Rental R68,000 Excl. VAT



## COMMERCIAL OFFICES TO LET IN TYGERVALLEY AREA

#### \*\*NOW AVAILABLE!\*\*

This standalone building features impressive double-volume spaces and is ideal for a training facility or call center, offering everything you need for success.

\*\*Includes 10 Parking Bays!\*\*

The layout allows for multiple configurations, with the option to divide the bottom and top floors into four separate offices, or maintain them as two distinct spaces. Each floor is equipped with male and female restrooms, as well as a kitchenette.

#### \*\*GROUND FLOOR:\*\*

- Left Side: 3 enclosed offices, a storeroom, and a boardroom

- Right Side: Reception area with a reception desk, 1 office, and a large open-plan workspace

\*\*FIRST FLOOR:\*\*

- Left Side: Spacious open-plan area with an adjoining storeroom

459m<sup>2</sup>

- Right Side: 4 enclosed offices, a small boardroom, a reception area, and a waiting room

### Features

Zoning Commercial

**Sizes** Floor Size

Willowbridge 

pping Centre STELLE The Hollow Tree at Old Oak Sto Tyger Valley Shopping Centre RIDGEWORTH Virgin Active O Gym Tygervalley STELLENRIDGE gan Family 🗿 BLOEMHO STELLENBOSCH W BLOMTUIN BLOMMENDAL & Danie 🚺 O Intercape

https://www.harcourtsdunn.co.za