



**René Geyser**  
084 441 7430  
rene.geyser@harcourts.co.za



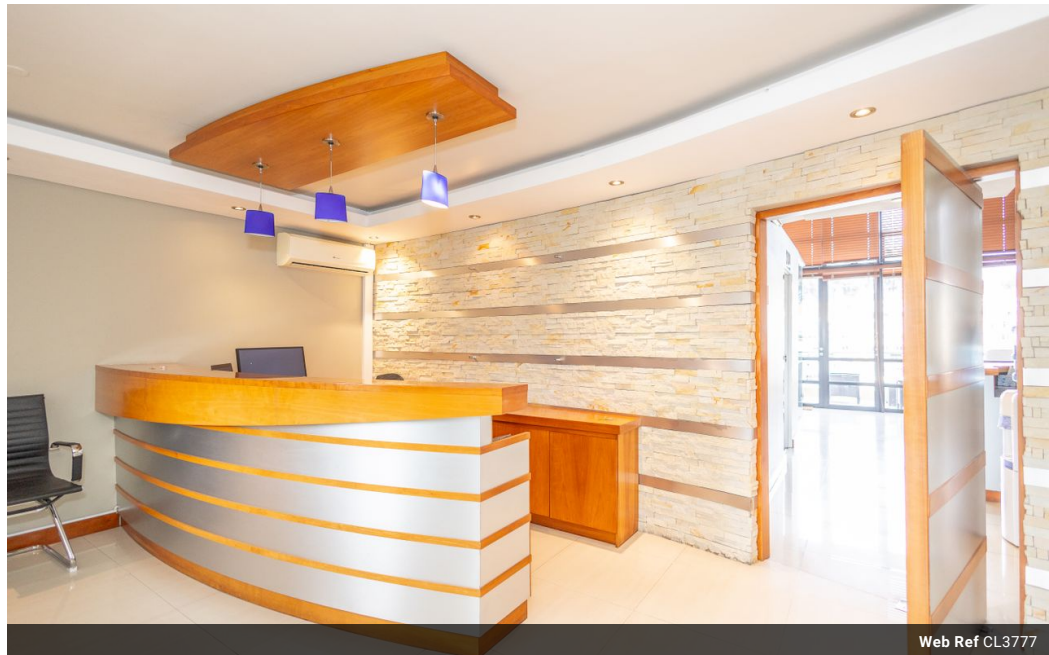
**Wendy Worthington**  
079 017 3022

wendy.w@harcourts.co.za

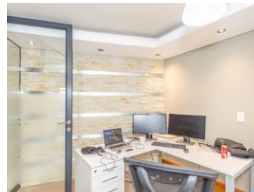
Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3777



R3,400,000

Monthly Levy R7,884 Excl. VAT

Monthly Rates R2,030 Excl. VAT

5 0

## Waterview Commercial Property in Tyger Lake

!! PRICE EXCLUDES 15% VAT !! CALLING ALL INVESTORS!!

Currently tenanted till end June 2027! Rental income of R34 040. This modern loft style office with water views is situated in the secure building of Tyger Lake in Tygervally Waterfront.

The office is situated on the 5th floor and features the following:

Downstairs:

- Reception
- Kitchenette
- Three enclosed offices
- Open-plan work area with sliding doors opening onto a balcony overlooking the lake.

Upstairs:

- Open-plan work area.

The office comes with five basement parking bays. Pre-paid water and electricity. Sufficient air conditioners.

## Features

<b>Building Name</b>	Tyger Lake		
<b>Zoning</b>	Commercial		
<b>Exterior</b>		<b>Sizes</b>	
Basement Parkings	5	Floor Size	161m²

