

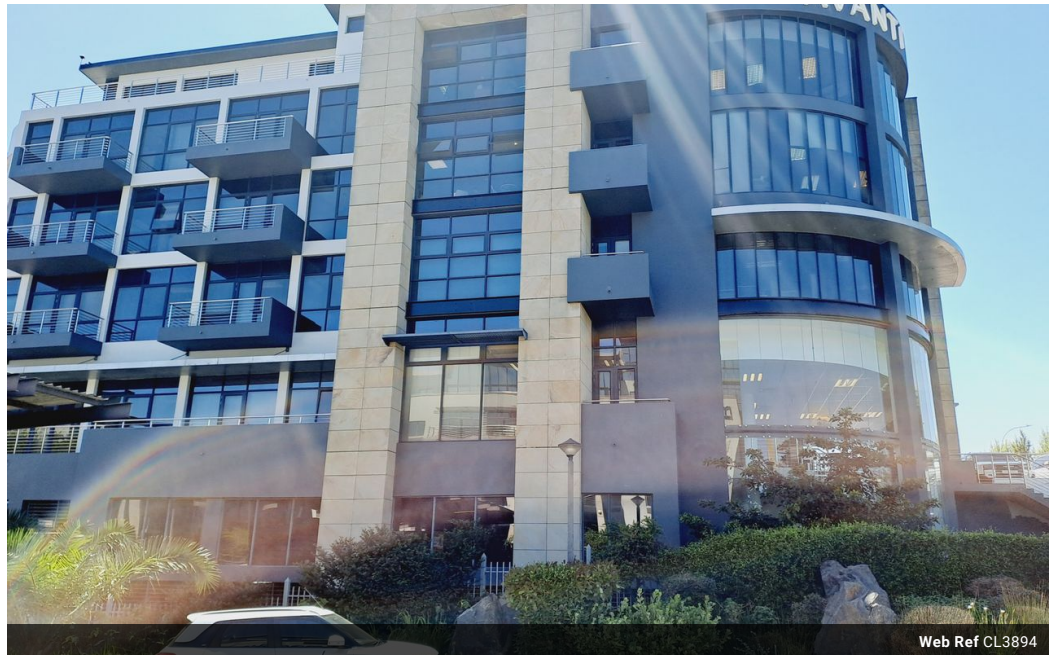


**Jean Van Der Merwe**  
062 273 1219  
jean.vdmerwe@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3894



R220 per m²

Gross Monthly Rental R138,820 Excl. VAT



## AAA GRADE OFFICE TO LET IN TYGERVALLEY AREA

AVAILABLE NOW!

AAA Grade office building, situated on the corner of Bill Bezuidenhout Road and Carl Cronje Drive. Giving maximum brand exposure. The location is perfect as it is opposite Tygervalley Centre, so one could use their rooftop parking. Walking distance to Virgin Active and public transport.

Ideally situated on the ground floor, this space has a parking bay ratio of 4:100, thus approximately 25 parking bays available at R1400/bay excl vat

Very large showroom floor with a reception area

- Large boardroom
- Two kitchenettes & canteen
- 12 enclosed offices
- Multiple open spaces

## Features

**Zoning** Commercial

### Sizes

Floor Size 631m²

