

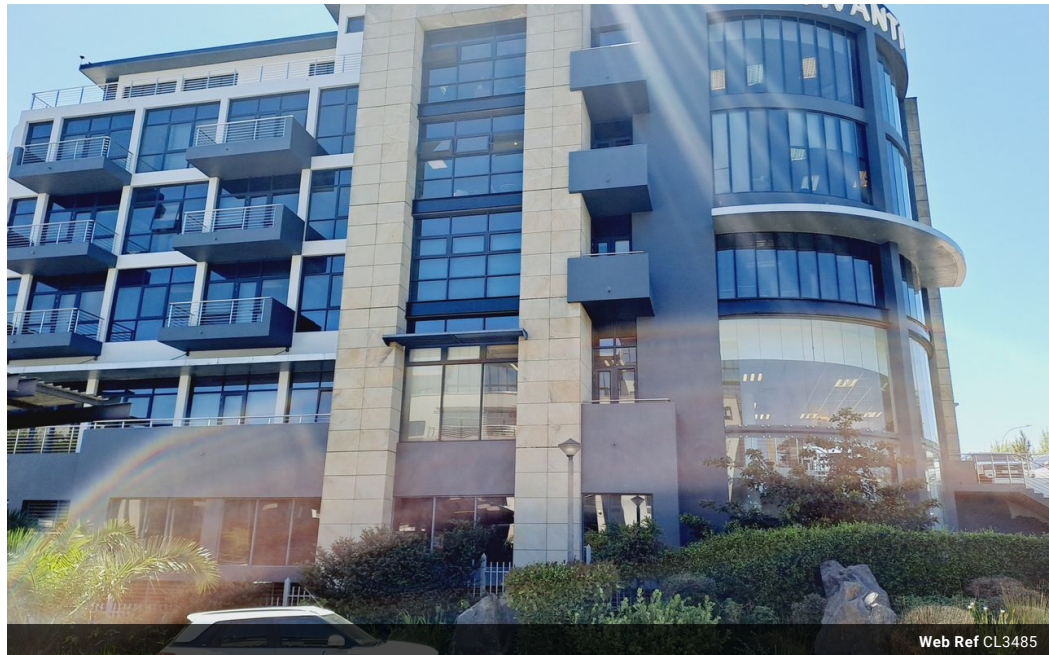


**Wendy Worthington**  
079 017 3022  
wendy.w@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3485



R220 per m<sup>2</sup>

Gross Monthly Rental R138,820 Excl. VAT



## PROMINENT PREMISES AVAILABLE TO LEASE IN TYGERVALLEY AREA

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

This ground-floor space boasts excellent visibility along Carl Cronje Drive, situated directly across from the iconic Tygervalley Centre, the Santam building, and Virgin Active gym.

A fantastic opportunity to showcase your company logo prominently!

**\*\*FEATURES:\*\***

- Parking: 4 bays per 100 sqm (R1400 per bay excluding VAT)
- Deposit: 3 months' gross rental including VAT
- Spacious reception area and waiting room
- Fully tiled throughout
- Multiple enclosed offices
- Team rooms
- Storage rooms
- Server room

## Features

<b>Building Name</b>	Avanti Towers
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	631m <sup>2</sup>

