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R175 per m²

**Gross Monthly Rental** R36,575 Excl. VAT

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## LOVELY MODERN OFFICE SPACE TO LET IN TYGERVALLEY AREA

AVAILABLE FROM 1 JULY 2025!

Discover an exceptional office space featuring a well-designed layout with expansive glass sliding doors that flood the area with natural light.

Located on the ground floor of a contemporary standalone building, this office benefits from digital access control managed by security in the lobby.

### SPACE FEATURES:

- Reception area
- Two private office suites
- One spacious open-plan workspace
- Kitchen with seating area

Additional amenities include communal restrooms, backup power, and energy savings from rooftop solar panels.

Secure basement parking is available at R1000 per bay, excluding VAT, with four bays allocated per 100 sqm. Additional bays can be arranged if needed. Ample visitor parking is also provided.

## Features

<b>Building Name</b>	Tyger Valley Chambers 5
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	209m²

