

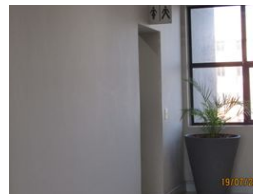
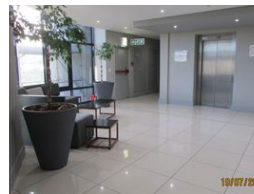


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R135 per m<sup>2</sup>

Gross Monthly Rental R57,375 Excl. VAT

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## MODERN OFFICE SPACE TO LET IN TYGERVALLEY AREA

AVAILABLE JULY 2025

Strategically located directly across from Tygervalley Shopping Centre in Bellville, the Gihon building provides an exceptional office address. On the ground floor, you'll find a well-known Coalgrill Steakhouse, along with convenient visitor parking. A variety of amenities are also within easy reach, including Virgin Active Tygervalley and the bustling Tygervalley Waterfront.

**Key Features:**  
- Fibre connectivity  
- Security with access control

**Additional Amenities:**  
- Air conditioning throughout  
- Digital access control  
- Reception area  
- 2 boardrooms  
- 2 spacious open work areas  
- 4 private office spaces  
- 1 large storage room

## Features

<b>Building Name</b>	Gihon Building
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	425m <sup>2</sup>

