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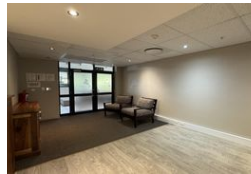
Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 556 2474

9 Blaauwberg Road  
Blouberg  
7441



Web Ref CL18563



R31,175 pm

Gross Monthly Rental R31,175 Excl. VAT

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### Ground Floor Office To Rent in Tyger Valley

Ground Floor Office to Rent in Tyger Valley

The Modena Building, located in the sought-after Bella Rosa Village, offers a A-Grade office space in a secure, well-maintained business park. This peaceful and centrally located office park provides ample parking, with security patrolling the area and access control to the building.

The building's elegant foyer is tastefully decorated with comfortable seating, creating a professional and welcoming first impression. Elevator access is available to all floors, and communal male and female bathrooms are conveniently located on each level.

This 215m<sup>2</sup> Ground floor office space is available on the ground floor.

Office Features:

- Reception area
- Large open-plan workspace
- Spacious boardroom
- Kitchenette
- Well-sized storeroom or filing room

### Features

**Zoning** Commercial

#### Interior

Air Conditioning Yes

#### Exterior

Security Yes  
Parking Ratio 3 bays / 100 m<sup>2</sup>

#### Sizes

Floor Size 215m<sup>2</sup>

#### Extras

Basement parking @ R1000/bay, Shade-net bays @ R850/bay and Open bays @ R750/ bay excluding VAT

