

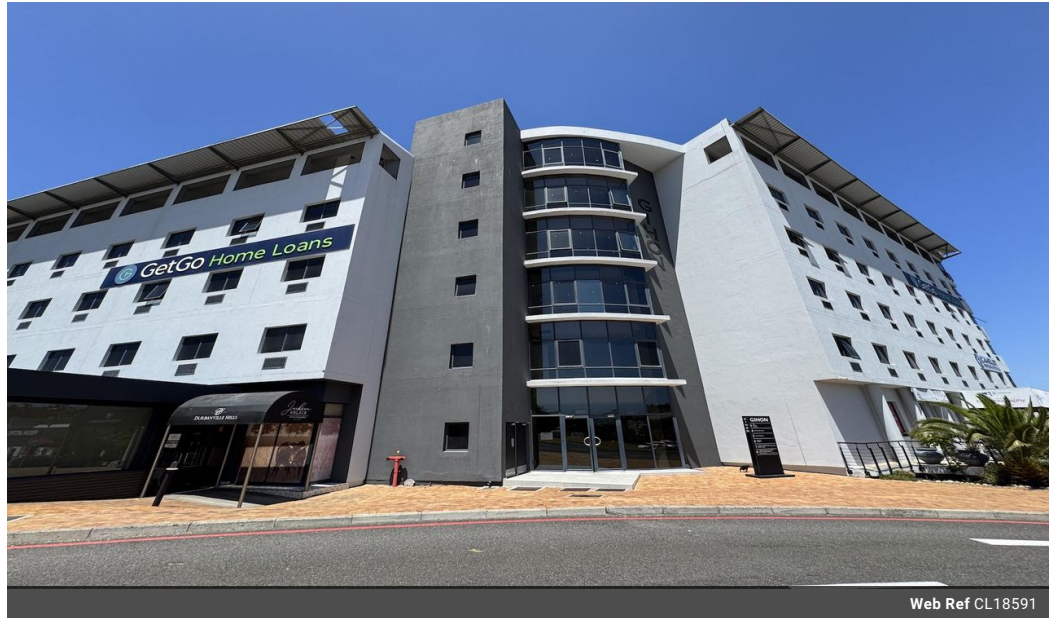


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Web Ref CL18591



R55,250 pm

Gross Monthly Rental R55,250 Excl. VAT

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### Office To Let in Tyger Valley

Prime Office Space To Let in Gihon Building, Tyger Valley

Located at the corner of Sportica Crescent and Bill Bezuidenhout Road, Gihon Building offers premium office space in a well-maintained, five-level building with 24-hour manned security. The ground floor features retail outlets, while four levels above provide office space. The building also offers two levels of basement parking, available at R700 per bay (excl. VAT). Each floor has modern communal bathrooms and lift access, with fibre connectivity available.

- Office Details:
- Size: 425m<sup>2</sup> (Second Floor)
  - Current Layout:
  - Boardroom at the entrance
  - 7 offices of various sizes
  - 2 storerooms
  - Spacious kitchenette with a relaxation area
  - Combination of tiled and carpeted flooring

### Features

**Zoning** Commercial

#### Interior

Air Conditioning Yes

#### Exterior

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

#### Sizes

Floor Size 425m<sup>2</sup>

#### Extras

Basement Parking @ R700/bay excl. VAT

