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R226,858 pm

Gross Monthly Rental R226,858 Excl. VAT

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## First Floor Office To Rent in Tyger Valley

Premium Office Space with Full Backup Power in Tyger Valley

Parc Du Cap offers top-tier office space in the heart of Tyger Valley, providing a secure and well-maintained work environment. This beautifully landscaped office park features multi-level buildings, 24-hour security with controlled access, and an on-site coffee shop catering to both sit-down and grab-and-go meals. All buildings are equipped with air conditioning and full generator backup, ensuring uninterrupted operations.

### Office Space Details

- Size: 1,463.60m<sup>2</sup>
- Location: First floor, Building 2
- Condition: White-boxed, ready for tenant customization
- Natural Light: Atrium feature enhances brightness
- Facilities: Dedicated male and female ablutions, wheelchair accessible
- Customization: Kitchenette installation possible anywhere within the unit

## Features

|                      |            |                 |                             |              |                     |
|----------------------|------------|-----------------|-----------------------------|--------------|---------------------|
| <b>Building Name</b> | Building 2 |                 |                             |              |                     |
| <b>Zoning</b>        | Commercial |                 |                             |              |                     |
| <b>Interior</b>      |            | <b>Exterior</b> |                             | <b>Sizes</b> |                     |
| Air Conditioning     | Yes        | Security        | Yes                         | Floor Size   | 1,464m <sup>2</sup> |
|                      |            | Parking Ratio   | 3 bays / 100 m <sup>2</sup> |              |                     |

### Extras

Open Parking: R600 per bay (excl. VAT) Basement Parking: R850 per bay (excl. VAT)

