

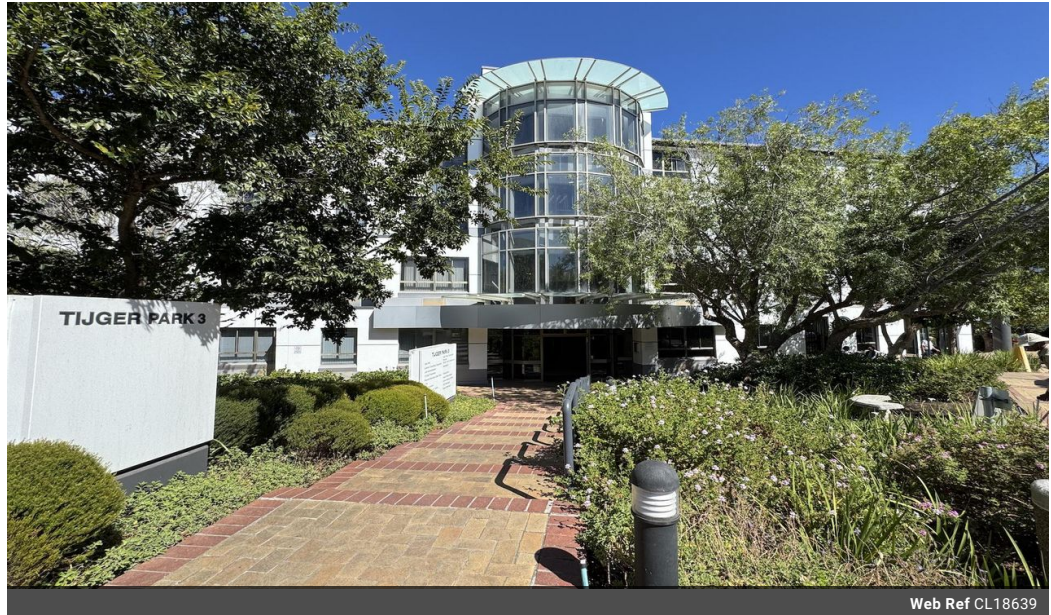


**Amelia Viljoen**  
0726426465  
amelia.v@rawson.co.za

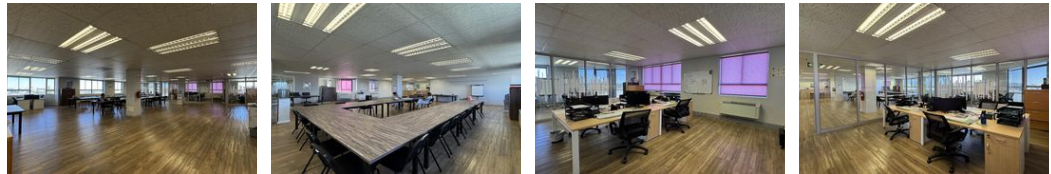
Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 556 2474

9 Blaauwberg Road  
Blouberg  
7441



Web Ref CL18639



R61,748 pm

Gross Monthly Rental R61,748 Excl. VAT

0 0

### commercial Space for Rent in Tyger Valley

Tijger Park, a secure and modern office park in Bellville's Tyger Valley, offers a spacious 374.23m<sup>2</sup> retail space on the 2nd floor. This prime location features:

- 24/7 security guards and access control
- Ample parking, including visitors' parking and paid parking options
- Communal bathrooms and kitchens on each floor
- Lift access to all floors
- Backup power generators

The retail space boasts a modern interior with:

- Several private offices
- boardroom
- open-plan area
- kitchenette

Tenants have the flexibility to customize the layout to suit their individual needs.

### Features

<b>Building Name</b>	Tijger Park 3				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	375m <sup>2</sup>

