

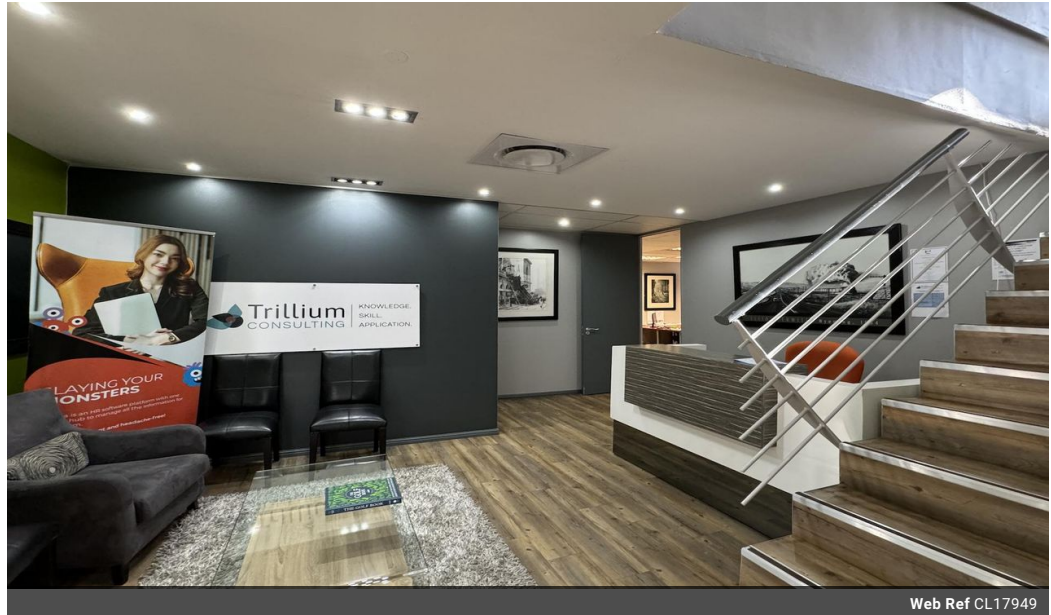


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Web Ref CL17949



R27,435 pm

Gross Monthly Rental R27,435 Excl. VAT

5 2

### Two Level Office with a Braai to Let In Tyger Waterfront

Beautiful Two-level Office with a Braai in Tygerwaterfront. Canal Edge 3 offers office space to rent in Tygervalley. This well-positioned park offers access control to the building. The building has two levels of commercial space with one basement parking level. The first floor units have a braai on the second level. Open parking is in front of the building There is stair access to each floor. Pre-existing infrastructure for optic fibre internet is available.

This two-level office of 177m<sup>2</sup> commercial space is available on the first floor. Most of the furniture is included in the rental.

The current layout Downstairs:

- Reception area
- Boardroom or large office with balcony
- Open space downstairs
- 1 x closed office with balcony
- Kitchenette
- 2 x bathrooms

The current layout Upstairs:

### Features

Building Name		Canal Edge Three		Commercial	
Zoning		Commercial			
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	177m <sup>2</sup>
		Basement Parkings	5		
		Open Parking Bays	2		
		Parking Ratio	4 bays / 100 m <sup>2</sup>		

### Extras

Parking 5 x Basement @R1000/bay and 2 x Open @ R650/bay Excl. VAT

