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R69,221 pm

Gross Monthly Rental R69,221 Excl. VAT

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## Office To Rent in Tygervalley

Office with a View and Balconies To Let in Tygervalley

Waterside Place offers commercial space to let in the popular Tyger Valley business node. The complex is secured with 24-hour access control. Each floor has male and female bathrooms and a lift. The building has a backup generator and fiber. Ample parking is available for visitors and tenants, open parking bays @ R600/bay and covered bays @ R950/bay excl. VAT

This modern 407.18m<sup>2</sup> space is available on the 3rd floor. This beautiful office has a reception area, multiple offices in various sizes and two kitchenettes. Several of the areas walk out onto a balcony. The smaller kitchenette has a chill area. This space can be changed to accommodate the new tenants' needs.

Generator costs R6,31/m<sup>2</sup> excl. VAT and fuel  
Aircon R66.67 /unit excl VAT

## Features

|                      |                 |                 |                             |              |                   |
|----------------------|-----------------|-----------------|-----------------------------|--------------|-------------------|
| <b>Building Name</b> | Waterside Place |                 |                             |              |                   |
| <b>Zoning</b>        | Commercial      |                 |                             |              |                   |
| <b>Interior</b>      |                 | <b>Exterior</b> |                             | <b>Sizes</b> |                   |
| Air Conditioning     | Yes             | Security        | Yes                         | Floor Size   | 407m <sup>2</sup> |
|                      |                 | Parking Ratio   | 3 bays / 100 m <sup>2</sup> |              |                   |

### Extras

Parking Open Bays R600/bay and Basement Bays R950/bay all excluding VAT

