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R34,325 pm

Gross Monthly Rental R34,325 Excl. VAT

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## Office With Balcony To Rent in Tyger Valley

Office with a View and Balconies To Let in Tyger Valley

Waterside Place offers premium office space in the highly sought-after Tyger Valley business district. The building is secured with 24-hour access control and features a backup generator and fiber connectivity. Each floor includes male and female bathrooms and is serviced by a lift. Ample parking is available for both tenants and visitors.

This modern 201.90m² space is available on the 3rd floor.

Layout: Spacious reception/workspace, one closed office, a large office (ideal as a boardroom or additional workspace), a server room, and a kitchenette.

Balcony Access: A large area opens onto a private balcony. The layout can be adjusted to suit tenant requirements.

Gross Rent: 201.90m² x R170/m² = R34,232 (excl. VAT & utilities)

## 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	202m²
		Basement Parkings	8		
		Open Parking Bays	1		
		Parking Ratio	4 bays / 100 m²		

### Extras

Parking Open Bays @R650/bay and Basement @ R1050/bay all excl. VAT

