



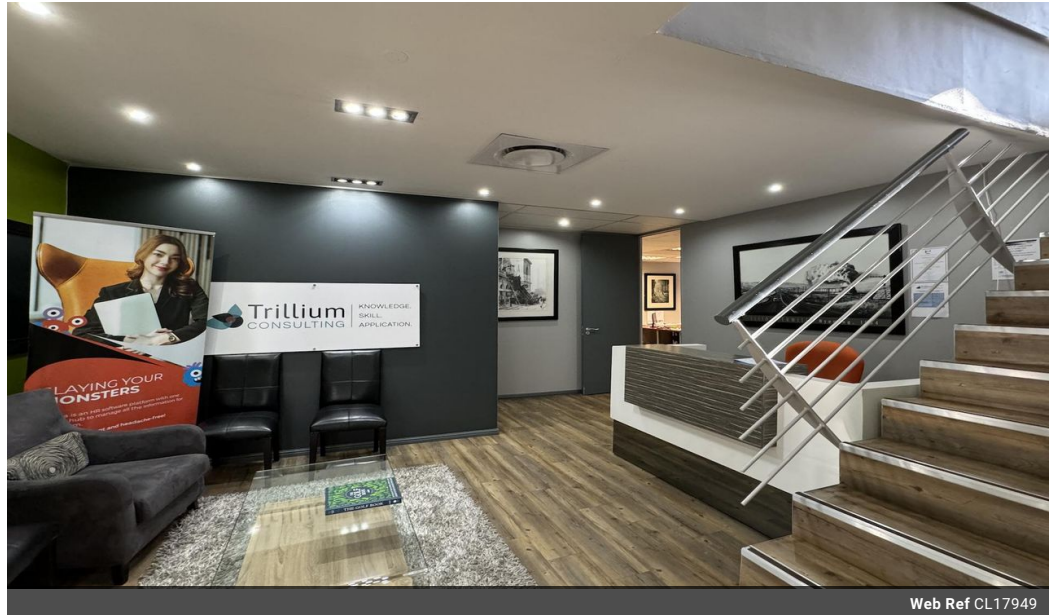
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9 Blaauwberg Road  
Blouberggrant  
7441

177m² Office To Let in Tyger Waterfront



Web Ref CL17949



R27,435 pm

Gross Monthly Rental R27,435 Excl. VAT

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## 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 Tygervally. 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 177m2 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**  
**Zoning**

Canal Edge Three  
Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Basement Parkings 5  
Open Parking Bays 2  
Parking Ratio 4 bays / 100 m²

**Sizes**

Floor Size 177m²

**Extras**

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

