

# 28,023 pm

TIJGER PARK BUILDING 3 | OFFICE SPACE AVAILABLE TO RENT | TYGER VALLEY | 169.84m<sup>2</sup>

 **169 m<sup>2</sup>**

This well-appointed 169sqm office space is available on the first floor of Tijger Park Building 3, offering a professional and functional workspace in a prime location. The unit features a welcoming reception area, three breakaway offices, and a spacious boardroom, providing ample space for meetings and collaboration. It also includes its own private kitchen for added convenience, while communal bathrooms are available within the building. With 24/7 on-site security and a backup generator, the office ensures a secure and uninterrupted working environment.

Strategically located across from Edward Street's amenities and within walking distance to Virgin Active Gym, the office also benefits from easy access to major transport routes, including a two-minute drive to Tyger Valley Shopping Centre and quick connectivity to the N1 highway. Parking options cater to various needs, with basement bays available at R800 each, covered bays at R400, and open bays at R350 per month. This office space presents an excellent opportunity for businesses seeking a well-connected and professional setting in the heart of Tyger Valley.

**Gross Monthly Rental** R28,023 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	169	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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