

# 22,620 pm

NIAGARA ROAD | OFFICE SPACE TO RENT | THE CLIFFS,  
TYGER VALLEY WATERFRONT | 119M<sup>2</sup>

 **119 m<sup>2</sup>**

Situated on the 7th floor of the prestigious Tyger Waterfront Cliffs Office, this exceptional 119m<sup>2</sup> unit offers a well-designed workspace with a spacious 16m<sup>2</sup> balcony. The office is move-in ready, featuring modern amenities and breathtaking views. Five basement parking bays are available at an additional cost of R1,000 per bay. Ideally located, the property provides easy access to popular restaurants such as Bossa, Copper Club, Asian Asia, and Cattle Baron, along with nearby coffee shops, shopping centers, and public transport. The building ensures a secure working environment with 24-hour security and complimentary visitor parking.

The interior layout includes a welcoming reception area, a boardroom, two private offices, and an open-plan workspace, creating a functional and professional setting. A kitchenette is included for added convenience, and the unit is equipped with an inverter battery system to provide backup power. Tenants also have access to separate male and female restrooms on each floor. (All rates are exclusive of VAT.)

**Gross Monthly Rental** R22,620 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	119	<b>Security</b>	Yes
<b>Parking Bays</b>	5.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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