

# 44,200 pm

DURBAN ROAD | OFFICE SPACE TO RENT | THE BRIDGE CENTRE, TYGER VALLEY | 340m<sup>2</sup>

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Office To Let in Tyger Valley Durban Road.

Located on the bustling Durban Road, this 340m<sup>2</sup> office space offers excellent exposure for your business. With an open plan layout and 6 break-away offices and board room, this space is perfect for a growing company. Additional features include its own bathrooms, ample parking, and secure basement parking available at an additional cost of R500.00 per bay.

The building is fully secured and air-conditioned, providing a comfortable and safe working environment. Plus, its convenient location is just a 3-minute drive from the N1 highway. Surrounding retail tenants are Print Rite, Juicy Joes, The Courier Guy, Fireplace City, Mai Flamingo Thai Massage, J&M Stationers, The Gold Shop, Siten Song Tattoos, Easy Life Kitchens, Waterklip, Medical Cannabis, Eminent Dental and Bosch services. Directly opposite Edward Street, which offers a range of amenities, including KFC, Astron Garage, Nando's, Village Bicycle, and Limnos Bakery

**Gross Monthly Rental** R44,200 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	340	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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