


# 31,175 pm

BELLA ROSA VILLAGE | OFFICE SPACE TO RENT | TYGER VALLEY | 215M<sup>2</sup>

 **215 m<sup>2</sup>**

Framed by the Stellenbosch mountains and Tygerberg Hills, and just a stones throw from the Northern Suburbs mainstream, close to schools, shops and the surrounding suburbs, Bella Rosa Village commands the perfect location in the fast growing TygerValley node. With effortless access from the major highways, it is also within easy reach of Cape Town, the airport, the wine lands and surrounds.

The architecture has the charm of a traditional Italian Village. Security is paramount at Bella Rosa Village. Supervised 24 - hour CCTV and controlled access into the building. There is convenient and secure open and basement parking.

The excellent location and good visibility from Durban Road. This unit offers a welcoming reception area, with large open planned office. Light and modern finishes with lots of storage.

**Gross Monthly Rental** R31,175 Ex Vat  
**Lease Period** Negotiable  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	215	<b>Security</b>	-
<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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