

# 226,858 pm

PARC DU CAP | OFFICE SPACE TO RENT | TYGER VALLEY | 1463.6m<sup>2</sup>

 **1463 m<sup>2</sup>**

Situated in the well-regarded Parc Du Cap Building 2, this 1,463.6m<sup>2</sup> office space occupies the entire first floor and features a generous open-plan, white-box layout. This blank canvas allows tenants to fully tailor the space to their operational requirements. Expansive 360-degree windows flood the space with natural light, creating a bright and inviting atmosphere. Access to the premises is secured via a boom-controlled entrance, offering peace of mind and a sense of exclusivity.

The property provides ample parking options at an additional cost, with covered bays available at R850 plus VAT and open bays at R600 plus VAT. Tenants can also take advantage of a communal braai area, ideal for team-building or casual functions. The floor includes male, female, and disabled bathrooms for added convenience. With quick access to the N1 highway just 750 meters away and Tyger Valley Shopping Centre a short 4-minute drive, the location offers excellent connectivity and convenience for businesses and staff alike.

**Gross Monthly Rental** R226,858 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	1463	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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