

# 103,870 pm

EDWARD STREET | 3RD FLOOR OFFICE SPACE TO RENT  
| TYGER VALLEY | 611m<sup>2</sup>

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On 142 Edward Street, this commercial building offers premium office space in the heart of Tyger Valley. Spanning four floors, it features 24-hour security and a reliable backup generator ensuring uninterrupted operations. The building is fibre ready, with open and basement parking available at an additional cost. The 611m<sup>2</sup> third-floor office boasts a functional and adaptable layout, with Open plan, Break away office, canteen and balconies. Includes male and female restrooms, a storage room, server room and an open-plan workspace, and a balcony including a braai.

Additional costs for electricity, water, sewerage, refuse, and generator diesel. Basement parking bays are available at R900 plus Vat per bay, while open bays cost R600 plus Vat per bay. Conveniently situated between Durban Road and Willie van Schoor Road, the building provides easy access to the N1 Highway and close to major amenities such as Tygervalley Shopping Centre, Willowbridge, and Tyger Waterfront, with public transport.

**Gross Monthly Rental** R103,870 Ex Vat  
**Lease Period** Negotiable  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	611	<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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