

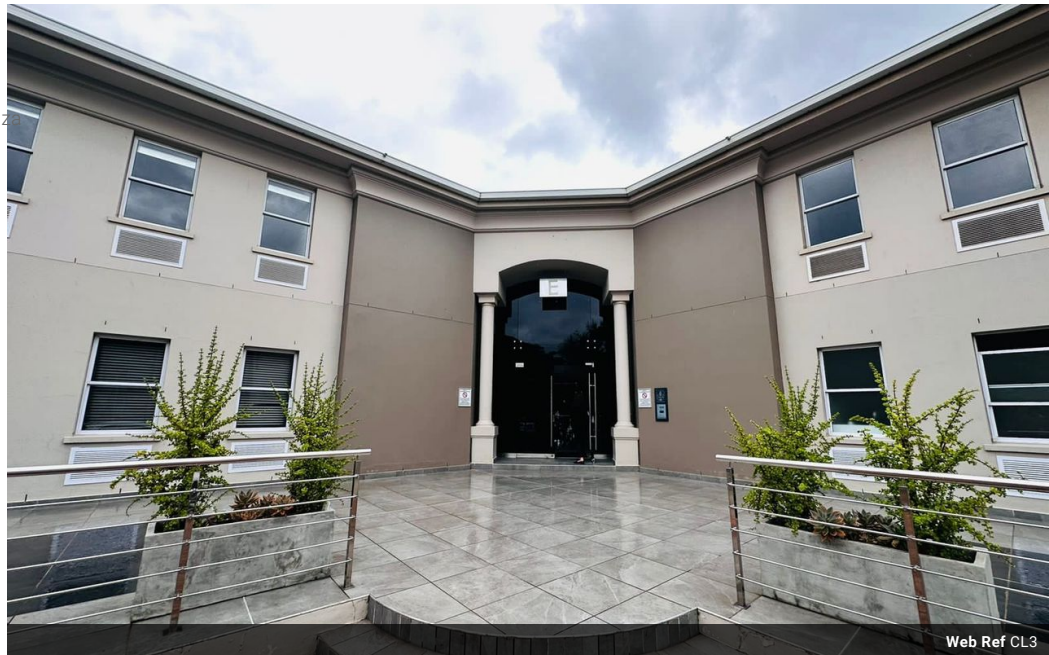


Juanita van Niekerk  
081-468-2017  
juanita.vanniekerk@expsouthafrica.co.za

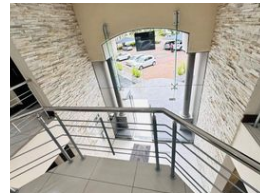
Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa



Web Ref CL3



R80,550 pm

Gross Monthly Rental R80,550 Excl. VAT

Monthly Rates R7,587.8 Excl. VAT

 15  3

537m<sup>2</sup> Commercial Offices to rent in Belvedere - Tyger Valley. 4 Star Green Building Rated

Premium offices situated on the first floor of the popular Belvedere Office Park in Tyger Valley area. On entry you walk into a large reception area, followed by a server room, storeroom and medium size open plan office. A short passage leads to two more open plan areas, followed by a well-fitted kitchen. 2x well sized closed offices in view of a very large open office area, ideal for a call centre environment.

All areas have several aircon units and the entire floor welcomes natural light with many windows overlooking lush gardens and parking.

Beautiful male and female restrooms on either side of a beautiful staircase.

Direct access to the offices from the basement parking where ample parking is available. The premises is secured with an alarm and 24 hour manned security with access control.

## Features

<b>Building Name</b>	E				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	537m <sup>2</sup>
		Basement Parkings	15		
		Open Parking Bays	3		
		Parking Ratio	3 bays / 100 m <sup>2</sup>		
<b>Extras</b>					
24 Hour Access Air Conditioner Alarm System Carpets Secure Parking Open Plan					