

# 101,490 pm

EDWARD STREET | SECOND FLOOR OFFICE SPACE TO RENT | TYGER VALLEY | 597m<sup>2</sup>

 **597 m<sup>2</sup>**

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 modern 597m<sup>2</sup> second-floor office boasts a functional and adaptable layout, comprising two separate wings connected by a central area. Includes male and female restrooms, three spacious boardrooms, a storage room, three small closed offices, an open-plan workspace and a balcony. Offering two open plan areas, a storage room, multiple closed offices, one with balcony access and a kitchenette.

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 Tyger Valley Shopping Centre, Willowbridge and Tyger Waterfront, with public transport

**Gross Monthly Rental** R101,490 Ex Vat  
**Lease Period** Negotiable  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	597	<b>Security</b>	-
<b>Parking Bays</b>	7.0	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Chad Fletcher**  
**Cell** No. 066 475 7886  
**Email** chad@officeplace.co.za

Call the Officeplace Branch  
**Cape Town**  
**Office** No. (021) 9112906  
**Email** infoct@apiproperty.co.za

 <https://www.facebook.com/officeplace/>

