

# To Let

## BELVEDERE OFFICE PARK Bella Rosa Street, Rosenpark

1 Bella Rosa Road, Rosenpark, Bellville, Western Cape, 7530

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## BELVEDERE OFFICE PARK

Beautifully appointed office park comprising several blocks. Located in Bellville,just behind Durban Road. This is a very popular location within the Tygervalley area. Offering offices in a secure. well-situated and well-maintained office park. Great access to N1 and Tygervalley shopping centers. Tenants can lease secure basement parking within the respective buildings which all have their own basement entrances, with ample visitor parking available in the park. Enjoy the mobile coffee shop and eatery for convenience.

**Features**

Comprises various well maintained office blocks Popular location in a quite area Close proximity to Tyergvalley Ample parking Great security

## Building information

| | |
|---|---|
| Gross Lettable Area | **5,996 m²** |
| Grade | **B Grade** |
| Building sector | **Office** |








# The Space

**395m² Office space available to let in BELVEDERE OFFICE PARK, Rosenpark, Bellville.**

395m² N/A space available to let in BELVEDERE OFFICE PARK, Rosenpark, Bellville.

## Unit information

| | |
|---|---|
| Monthly rental | **R 71 100,00** |
| Gross lettable area | **395 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

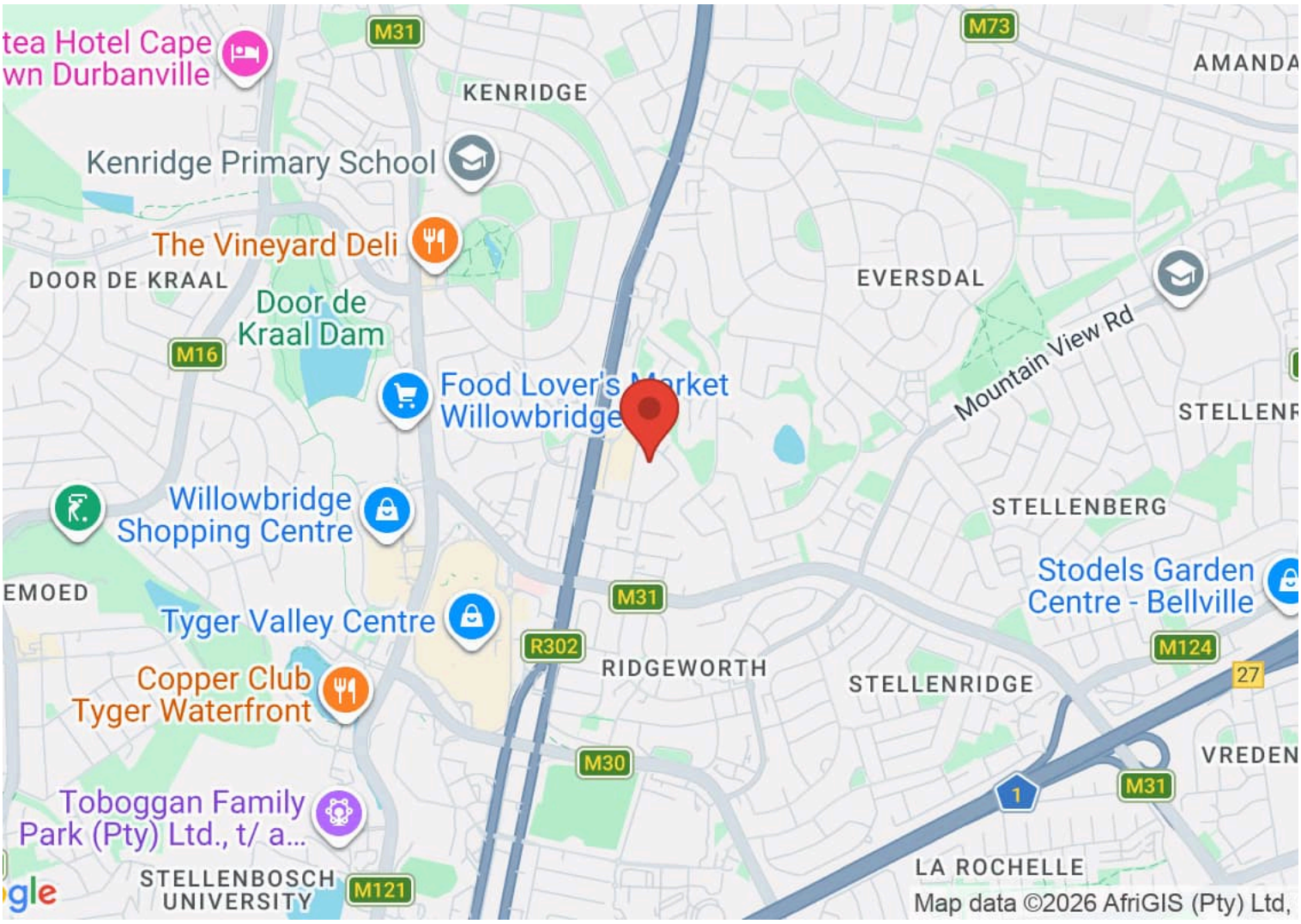
| | |
|---|---|
| Gross rental | Rate: **R 180,00 / m²** |
| Net rental | Rate: **R 180,00 / m²** |

## Additional Features

| | |
|---|---|
| Storage rooms | Rate: **R 70,00 / m²** |

## Parking

| | |
|---|---|
| Basement | **R 1,200.00 per bay** |
| Shade cloth | **R 800.00 per bay** |
| Open | **R 800.00 per bay** |




# Get in touch



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