


# To Let

## Tijger Park OF0031

55 Willie Van Schoor Drive, Tyger Valley, Bellville, Western Cape, 7530

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Tijger Park

Tijger Park — High-Visibility Office Park in the Heart of TygervalleyTijger Park is a well-established multi-building office complex offering exceptional visibility along the prominent Willie van Schoor Drive — one of Tygervalley's busiest commercial corridors. With its strategic location and professional setting, this sought-after business address provides an ideal environment for companies seeking convenience, exposure, and functionality.The park enjoys close proximity to key landmarks including Tyger Valley Shopping Centre, Stellenbosch Business School, and the scenic Tyger Waterfront, placing tenants within reach of retail, academic, and lifestyle amenities. Its central location also ensures effortless access to the N1 highway and all major public transport routes, making commuting simple for staff and clients alike.Designed for operational ease, Tijger Park offers ample on-site parking and 24/7 security, including controlled access and sign-in protocols at ground floor receptions. Each building is equipped with high-speed internet connectivity and communal kitchenettes, supporting a productive and comfortable work environment.Whether you're a growing enterprise or an established firm, Tijger Park delivers the infrastructure, accessibility, and professional presence needed to thrive in Cape Town's northern suburbs.

**Features**
24 Hour security on site | Sign in at ground floor reception | Building has internet | Generators | Kitchenette | Close proximity to Tyger Waterfront

## Building information

| | |
|---|---|
| Gross Lettable Area | **35,546 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |







# The Space

**182.38m² Office space available to let in Tijger Park, Tyger Valley, Bellville.**

182m² A-Grade Office to Let in Tygervalley ParkPosition your business in the established Tygervalley Park business precinct with this well-appointed 182.38m² A-Grade office on the third floor. Ideally located alongside Willie van Schoor Drive, the office enjoys excellent accessibility, a professional corporate environment, and views over the Bellville Velodrome.The office offers a functional layout comprising a welcoming reception area, multiple private offices, a kitchenette, and a dedicated server room or storeroom. Large windows provide excellent natural light throughout the workspace, while a central air-conditioning system ensures year-round comfort.Tygervalley Park is a secure commercial complex with 24-hour access control, roving security, backup power, and fibre connectivity, making it an ideal location for businesses requiring a reliable and professional working environment. Ample on-site parking is available for both staff and visitors.Property Features182.38m² A-Grade officeThird-floor locationReception areaMultiple private officesKitchenetteServer room / storeroomExcellent natural lightCentral air-conditioningFibre internet availableBackup generator24-hour security and controlled accessNeat communal kitchen and bathroom facilitiesAmple on-site parkingQuick access to the N1 and major transport routesOverlooking the Bellville VelodromeRental excludes VAT.Contact us today to arrange a viewing or to discuss your commercial property requirements. We specialise in office, retail, industrial, and logistics properties throughout Cape Town.

## Unit information

| | |
|---|---|
| Monthly rental | **R 32 828,40** |
| Gross lettable area | **182 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

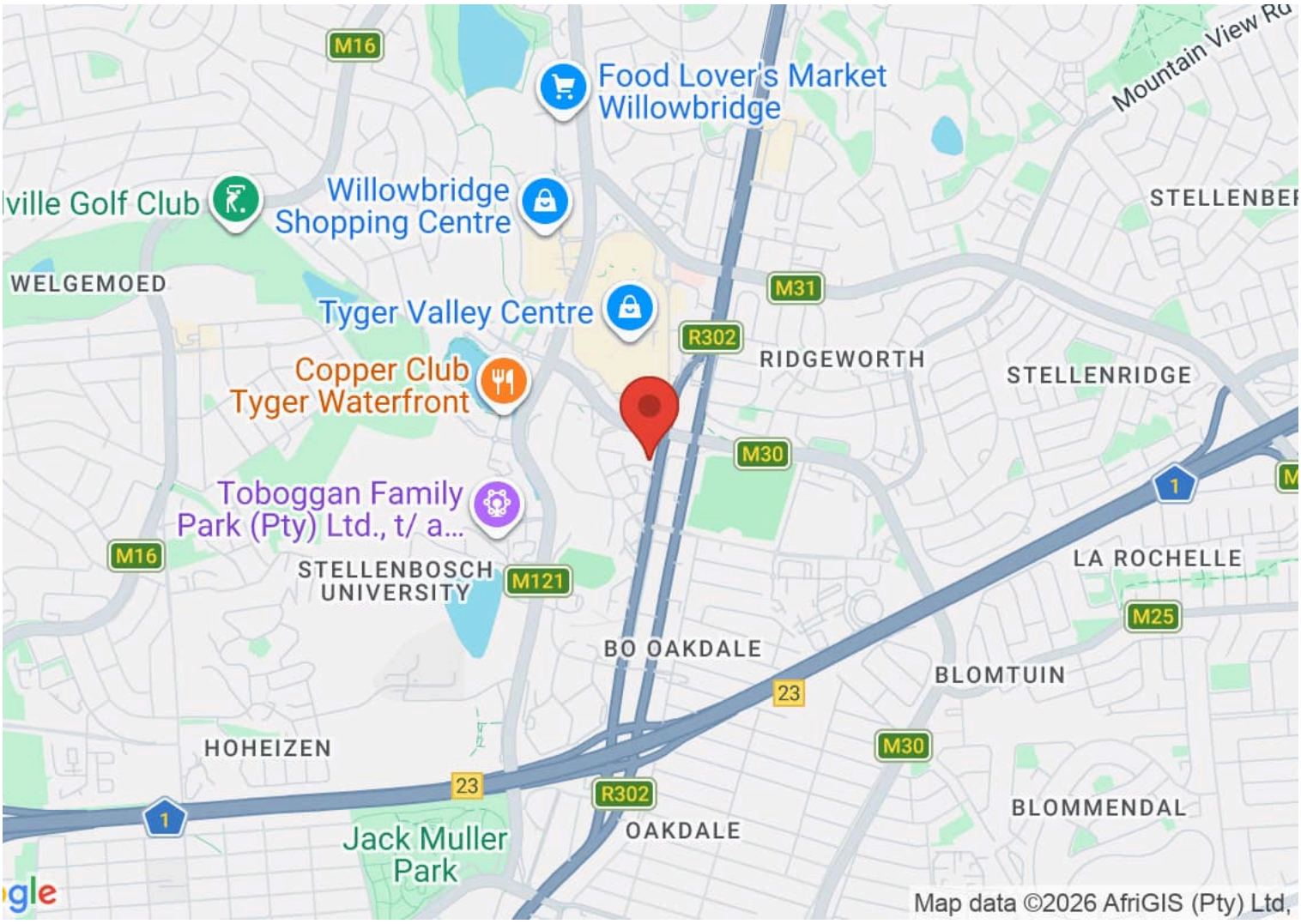
# Rental information

## Rates and Taxes

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

## Parking

| | |
|---|---|
| Basement | **R 650.00 per bay** |
| Covered | **R 550.00 per bay** |
| Open | **R 500.00 per bay** |




# Get in touch



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