

To Let

Tygervalley Office Building (Hedge 2) Block 1 - F01-01

1 Corner Wille van Schoor & Old Oak Road, Tyger Valley, Tyger Valley, Bellville, Western Cape, 7535

https://www.cwbroll.co.za

The Building

Tygervalley Office Building (Hedge 2)

Tygervalley Office Park Hedge 2 is a modern office building located at 41 Old Oak Road in the heart of Tyger Valley, Bellville. It forms part of a contemporary office complex designed to accommodate a variety of professional tenants, offering flexible units that can be tailored to suit different business needs. The architecture emphasizes practicality and modernity, with spacious interiors, abundant natural light, and efficient layouts that foster productivity. The property is well-maintained and provides a professional environment suitable for both established companies and growing enterprises. Conveniently positioned near the intersection of Durban Road and Old Oak Road, the office park allows easy access to the N1 highway and surrounding suburbs. Tenants also benefit from close proximity to Tygervalley Shopping Centre, Intercare Medical Centre, and a range of restaurants and cafés, making it convenient for staff and clients alike. The building offers ample on-site parking for tenants and visitors, with office sizes ranging from approximately 800 m^2 to over 1,000 m^2, allowing businesses to scale according to their requirements. Accessibility is ensured through lifts and stair access, while controlled entry provides a secure environment. With its central location in the northern suburbs of Cape Town, adaptable office layouts, and proximity to retail, healthcare, and transport hubs, Tygervalley Office Park Hedge 2 presents an ideal setting for businesses seeking a balance of accessibility, convenience, and prestige.

Features
Security | Access control | Parking

Building information

Gross Lettable Area	**6,430 m^2**
Grade	**B Grade**
Building sector	**Office**







The Space

971.27m² Office space available to let in Tygervalley Office Building (Hedge 2) , Tyger Valley, Bellville.

Position your business in one of Tyger Valley's most established commercial precincts. This 971.27m² office space offers a professional working environment with excellent accessibility, modern infrastructure, and a range of amenities designed to support business operations.Located within the sought-after Tygervalley Office Building, the premises provide a secure and well-maintained setting with convenient access to major transport routes, retail amenities, restaurants, and business services throughout the Tyger Valley area.Property Features: Ample on-site parking, 24-hour security and access control, Generator backup power, Fully air-conditioned offices, Well-maintained common areas, Professional corporate environment, Excellent connectivity to the N1 highway and surrounding suburbsThis office presents an ideal opportunity for businesses seeking a secure, accessible, and functional workspace in the heart of Bellville's premier business district.

Unit information

Monthly rental	**R 150 546,85**
Gross lettable area	**971 m²**
Listing sector	**Office**
Available	**Immediately**

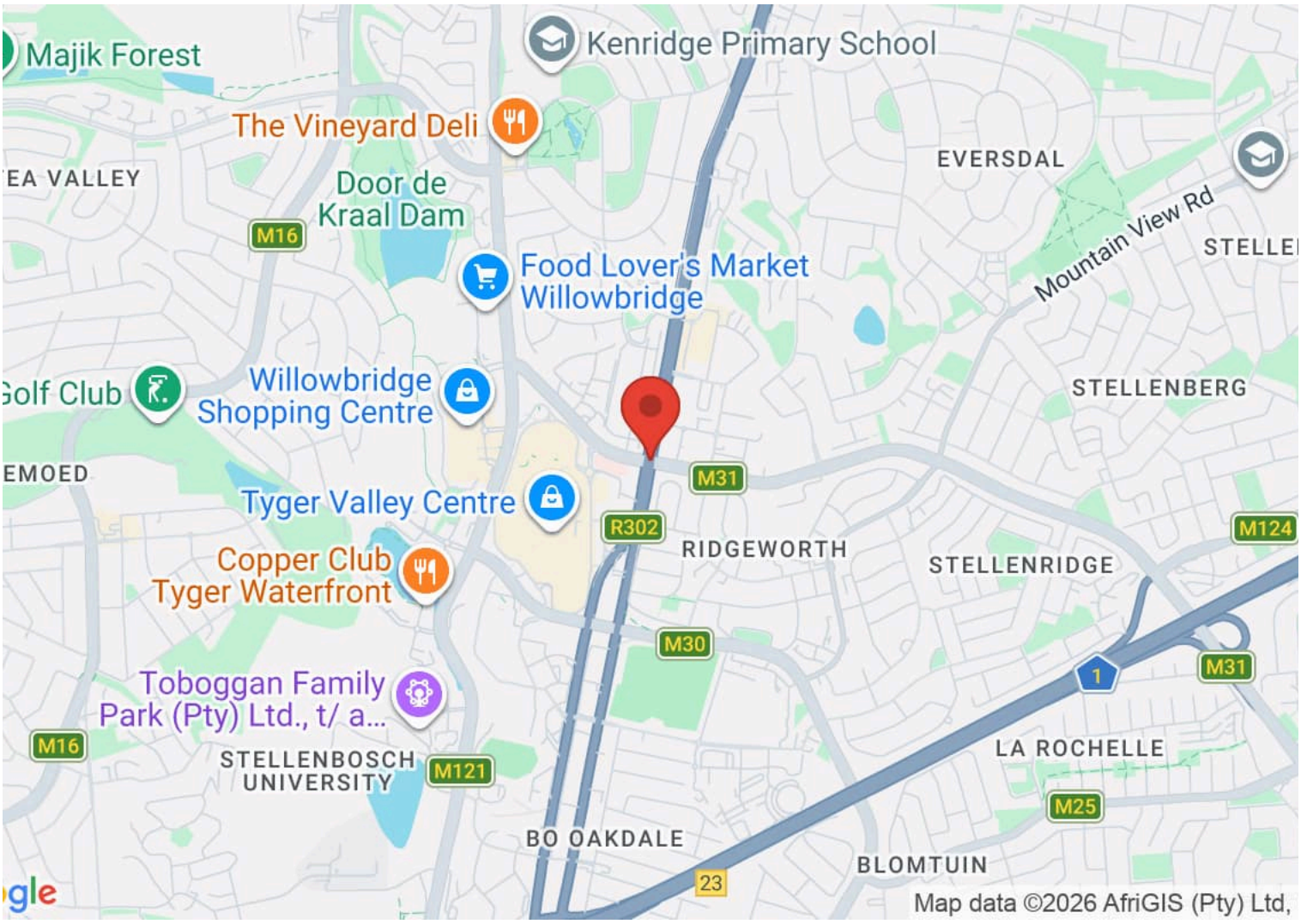
Rental information

Rates and Taxes

Gross rental	Rate: **R 155,00 / m²**
Net rental	Rate: **R 135,43 / m²**
Assessment rates	Rate: **R 19,57 / m²**

Parking

Basement	17	**R 850.00 per bay**
Open	11	**R 550.00 per bay**



Get in touch



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