

To Let

Avanti South Blck, Unit A, 3rd Fl

5 Carl Cronje Drive, Tyger Waterfront, Bellville, Western Cape, 7530

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Avanti

Building information

Grade	**A Grade**
Building sector	**Office**







The Space

632m² Office space available to let in Avanti, Tyger Waterfront, Bellville.

Position your business in one of the Northern Suburbs' most established and sought-after commercial nodes. This 632m² AAA-grade office at Avanti Office Park offers a prestigious corporate environment, excellent accessibility, and a secure, modern working space. The property is strategically located within the Tyger Valley Waterfront precinct, with direct access to the N1, Bellville, and Durbanville, and within walking distance of restaurants, retail, and lifestyle amenities.Situated on the 3rd floor, directly off the main lift lobby, this well-configured office maximises efficiency, natural light, and flow across the entire floorplate. The layout includes a Welcoming reception area, Large executive boardroom, Multiple meeting rooms, Dedicated training room, Executive suites, Private offices (several with balconies), Library alcove, Server room and storeroom, Fully fitted kitchen and staff canteen, Multiple balconies, Efficient circulation and support areas.This premium configuration makes the space ideal for professional services firms requiring a high-quality corporate presence.Key Features include AAA-grade office environment, Standby generator (business continuity), Fibre connectivity, 24-hour security and access control, Three levels of secure basement parking, Additional open visitor bays, Shared ablution facilities, Professional multi-tenant building, Modern finishes and infrastructure, Prominent, highly accessible location

Unit information

Monthly rental	**R 151 680,00**
Gross lettable area	**632 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

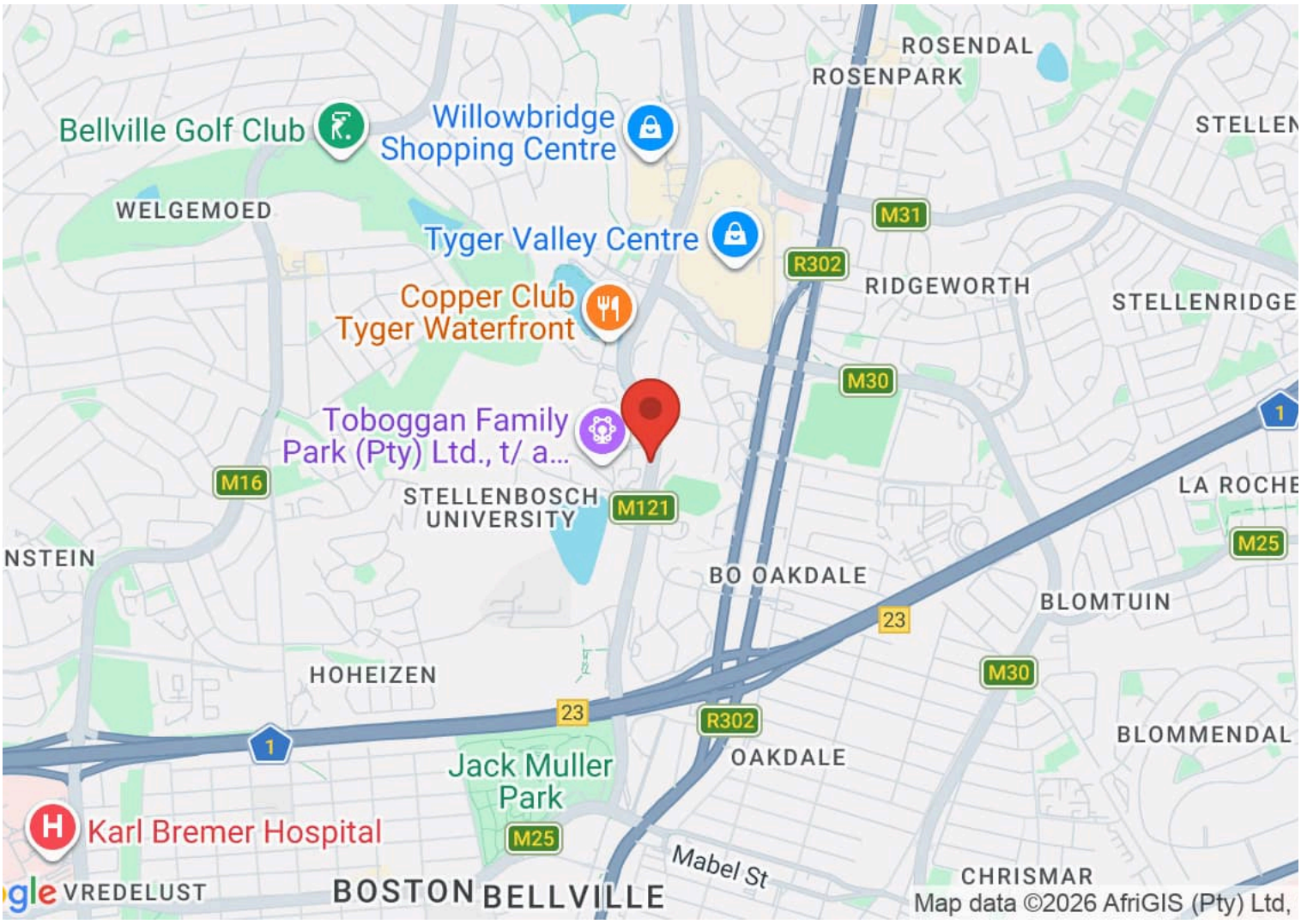
Rental information

Rates and Taxes

Gross rental		Rate: **R 240,00 / m²**
Net rental		Rate: **R 240,00 / m²**

Parking

Covered	25	**R 1,400.00 per bay**



Get in touch



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