

To Let

Canal Edge 4 Unit 9 112m2

6 Fountain Road, Tyger Waterfront, Bellville, Western Cape, 7530

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Canal Edge 4

Building information

Grade	**B Grade**
Building sector	**Office**





The Space

112m² Office space available to let in Canal Edge 4, Tyger Waterfront, Bellville.

This 112 m² ground-floor corner office at Canal Edge Four offers a practical, ready-to-occupy workspace in the heart of Tyger Waterfront. With an existing professional fit-out already in place — and the option to retain the furniture by agreement — an incoming tenant can avoid much of the cost and disruption of setting up a new office from scratch.The office opens into a welcoming reception area with a built-in reception desk, providing a professional first impression for clients and visitors. A spacious, naturally lit boardroom is ideal for meetings and presentations, while five private offices provide dedicated space for management, consultations and focused work.An additional open-plan area at the rear can accommodate further workstations, printing facilities or a collaborative workspace. One of the private offices also benefits from its own direct entrance from the parking area, providing additional privacy and flexibility.The premises are fully air-conditioned and include a fitted kitchenette, private male and female bathrooms, server cabinet and fibre infrastructure. As a ground-floor corner unit with dual entrances, accessibility is convenient for both staff and visiting clients.Key Features112 m² ground-floor corner officeExisting professional fit-outFurniture available by agreementReception with built-in deskSpacious boardroom with excellent natural lightFive private officesAdditional open-plan workspaceSeparate direct entrance to one private officeDual entrancesFitted kitchenettePrivate male and female bathroomsServer cabinet and fibre infrastructureFully air-conditioned3 basement parking bays1 open parking bayParking: 3 basement bays:R1,200 per bay/month; 1 open bay:R900 per monthLocationCanal Edge Four is positioned within the established Tyger Waterfront precinct, offering convenient access to the N1, Tyger Valley Shopping Centre, Willowbridge and Stellenbosch Business School. Restaurants, cafés and everyday amenities are all within easy reach.Well suited to legal practices, financial services firms, consultants and other professional or client-facing businesses, this office combines accessibility, an established fit-out and a professional setting in one of the Tyger Valley area's most convenient commercial nodes.Move in sooner. Spend less time setting up. Start working.

Unit information

Monthly rental	**R 20 720,00**
Gross lettable area	**112 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

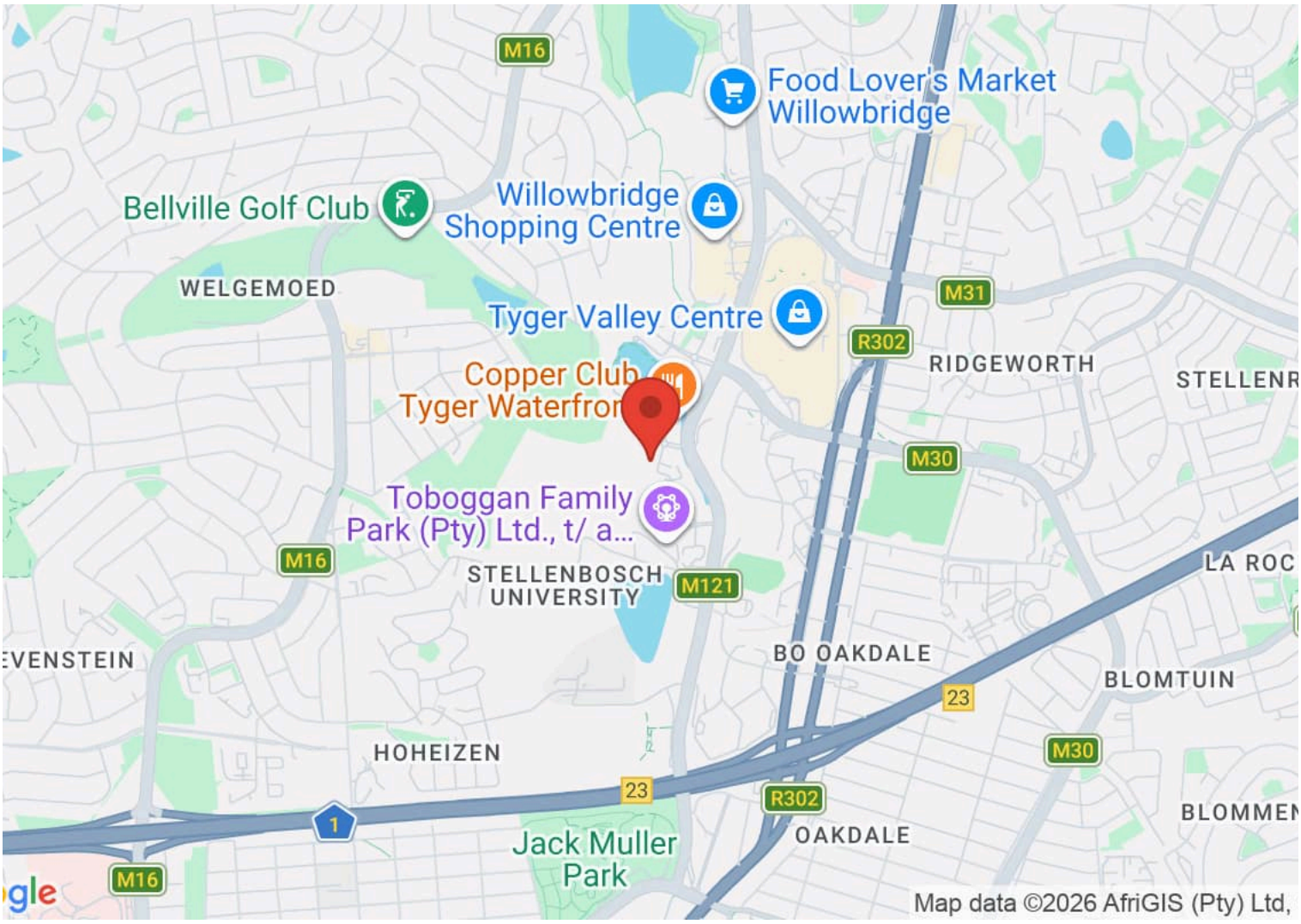
Rental information

Rates and Taxes

Gross rental		Rate: **R 185,00 / m²**
Net rental		Rate: **R 185,00 / m²**

Parking

Basement	3	**R 1,200.00 per bay**
Open	1	**R 900.00 per bay**



Get in touch



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