

To Let

The Cliffs Building 2 Unit 809

2 Niagara Road, Tyger Waterfront, Bellville, Western Cape, 7530

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

The Cliffs

Building information

Gross Lettable Area	**2,000 m²**
Grade	**A Grade**
Building sector	**Office**






The Space

380.12m² Office space available to let in The Cliffs, Tyger Waterfront, Bellville.

Position your business in one of Tyger Valley's premier office parks with this 380.12m² office to let in The Cliffs Office Park. Available immediately, the space can be leased fully furnished for immediate occupation or unfurnished at a reduced rental, providing flexibility to suit your business requirements.Designed for professional occupiers, the office offers a modern corporate environment with excellent natural light, quality finishes, and secure access within a well-maintained business park.Property OverviewProperty Type:OfficeLocation: The Cliffs Office Park, Tyger ValleyOffice Size:380.12m²Availability:ImmediateFurniture: Fully furnished or unfurnished at a reduced rentalOffice Features380.12m² premium office spaceFully furnished, move-in ready optionUnfurnished option availableModern corporate fit-outExcellent natural light throughoutFlexible workspace configurationSecure access-controlled office parkProfessional business environmentThe furnished option allows for immediate occupation with minimal setup, while the unfurnished alternative provides the flexibility to create a customised office layout.

Unit information

Monthly rental	**R 76 024,00**
Gross lettable area	**380 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental		Rate: **R 200,00 / m²**
Net rental		Rate: **R 200,00 / m²**

Levies & Fees

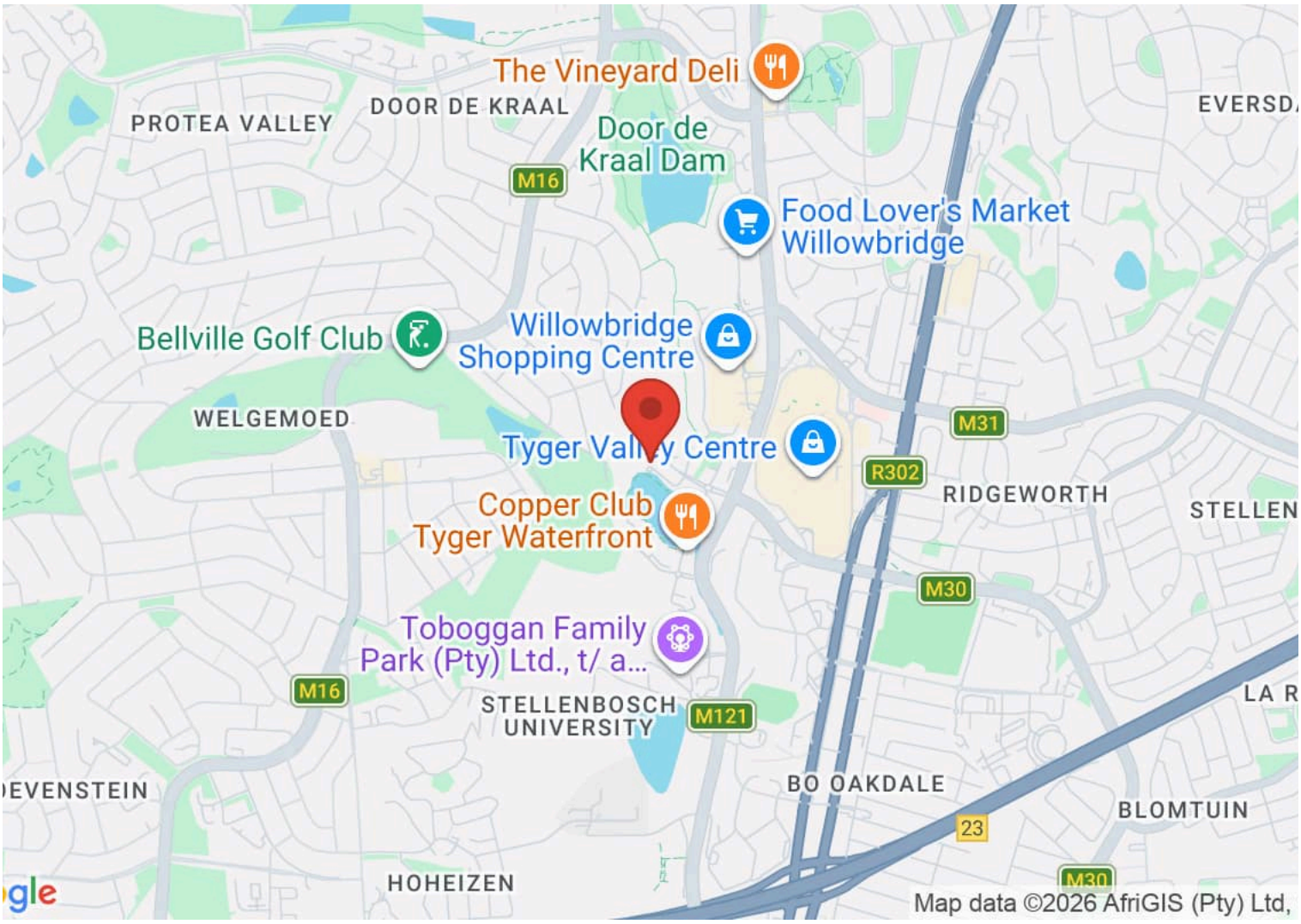
Levies park CID		Rate: **R 1,00 / m²**

Additional Features

Balconies	Size: **41 m²**	Rate: **R 85,00 / m²**

Parking

Basement	14	**R 1,200.00 per bay**



Get in touch



Karien van Zyl
kvanzyl@broll.com | +27672081064