

To Let

The Cliffs Unit 115

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

175m² Office space available to let in The Cliffs, Tyger Waterfront, Bellville.

Premium Furnished 175m² first-floor office to let in The Cliffs — one of Tyger Waterfront's most sought-after commercial addresses. This well-appointed suite has a private 6m² balcony and a dedicated inverter system, making it a turnkey solution for businesses that need uninterrupted operations during loadshedding.The layout is well-considered for a professional business: a welcoming reception area sets the tone on arrival, leading into a spacious boardroom with dual entrances — ideal for client meetings and presentations. A large open-plan workspace accommodates team collaboration, while a private enclosed office caters to senior staff or confidential work. The kitchenette includes a comfortable seating area, giving staff a genuinely relaxed breakaway space.The Cliffs is an access-controlled, corporately finished building with a timeless aesthetic. Lifts remain operational during loadshedding, ample basement visitor parking is available, and communal male and female bathrooms are provided on each floor — all details that matter to both staff and visiting clients.The location is one of Tygervalley's strongest drawcards. Tygervalley Shopping Centre, Willowbridge, and the Stellenbosch Business School are all within minutes, while the N1 highway is accessible in both directions. A choice of restaurants and cafés are within walking distance, supporting a vibrant and convenient daily work environment.

Unit information

Monthly rental	**R 34 125,00**
Gross lettable area	**175 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

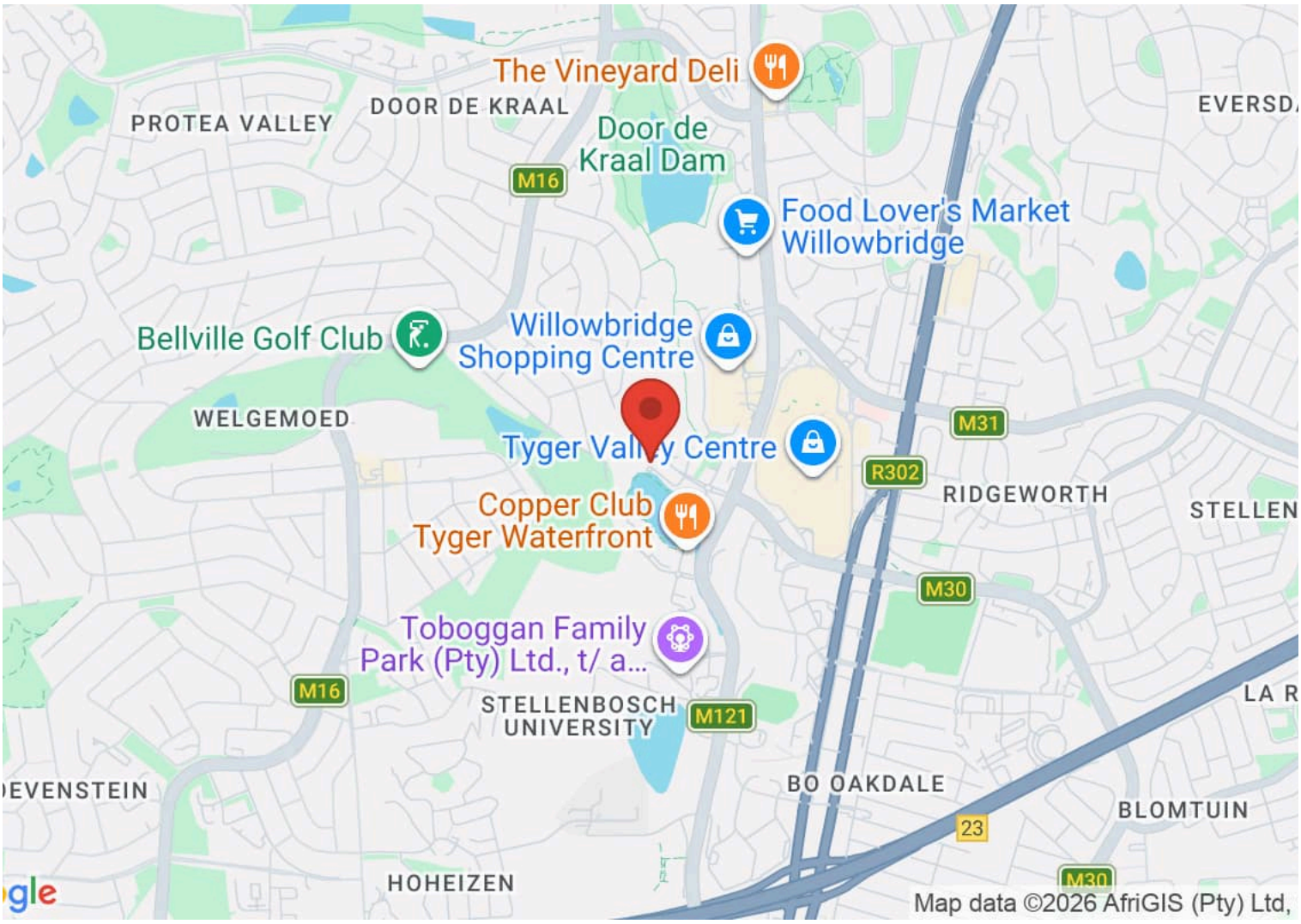
Gross rental		Rate: **R 195,00 / m²**
Net rental		Rate: **R 195,00 / m²**

Additional Features

Balconies	Size: **6 m²**	Rate: **R 85,00 / m²**

Parking

Basement	7	**R 1,200.00 per bay**



Get in touch



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