

To Let

De Tijger Business Park Unit 205A

2 Hannes Louw Drive, De Tijger, Parow, Western Cape, 7500

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The Building

De Tijger Business Park

De Tijger Business Park is a commercial complex offering office spaces for rent in De Tijger, Parow. Conveniently situated at the intersection of Hannes Louw Drive and McIntyre Street in Parow North, Cape Town, the park consists of four two-storey buildings. It provides A-grade office units ranging in size from approximately 90 to 500 square meters. Each floor is equipped with communal male and female restrooms, which are serviced daily. Tenants have access to ample parking options, including basement, shaded, and open bays. The business park is secured with 24-hour on-site security and an electric perimeter fence. Nearby amenities include hotels, guesthouses, schools, and retail stores, with bus and taxi routes within walking distance. While the park currently does not have a generator, tenants use their own inverter systems, and there is a water backup system in place.

Features
A-grade | Parking | 24-hour Security | Water Backup

Building information

Gross Lettable Area	**1,391 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

136.07m² Office space available to let in De Tijger Business Park, De Tijger, Parow.

Position your business in De Tijger Business Park, a secure and established office precinct offering convenient access to the N1 and surrounding northern suburbs.This 136 m² ground-floor office provides a practical combination of private offices and open-plan workspace, making it well suited to professional firms, consultants, medical or healthcare-related practices, and smaller corporate teams.The existing layout includes three private offices, an open-plan work area and a storeroom, providing a good balance between individual and collaborative workspace. Air conditioning is already installed, while a tenant installation allowance is available for the kitchenette, allowing the incoming tenant to complete the space according to their requirements.Ground-floor positioning provides convenient access for staff and clients, while 24-hour security and controlled accesscontribute to a secure working environment.Key Features136 m² ground-floor officeGross rental: R155/m² excl. VAT, rates and utilitiesThree private officesOpen-plan workspaceStoreroomAir conditioning installedTI allowance towards kitchenette24-hour security and access controlSecure, established business parkConvenient ground-floor accessParkingThe unit has a generous parking allocation comprising:1 covered bay4 shaded bays1 tandem bayParking rentals are available on request.Convenient De Tijger LocationSituated near the corner of Hannes Louw Drive and McIntyre Street, De Tijger Business Park provides convenient access to the N1 and surrounding commercial and residential areas including Parow, Bellville, Plattekloof, Panorama and Tyger Valley.N1 City Mall, healthcare facilities, Parow Golf Club and major arterial routes are all within easy reach, while public transport connections are available in the surrounding area.The location offers businesses the advantage of being centrally positioned between Cape Town, Bellville and Durbanville, without the congestion of the larger commercial nodes.A practical, secure and accessible office for businesses looking for a well-connected northern suburbs location.Contact us to arrange a viewing.

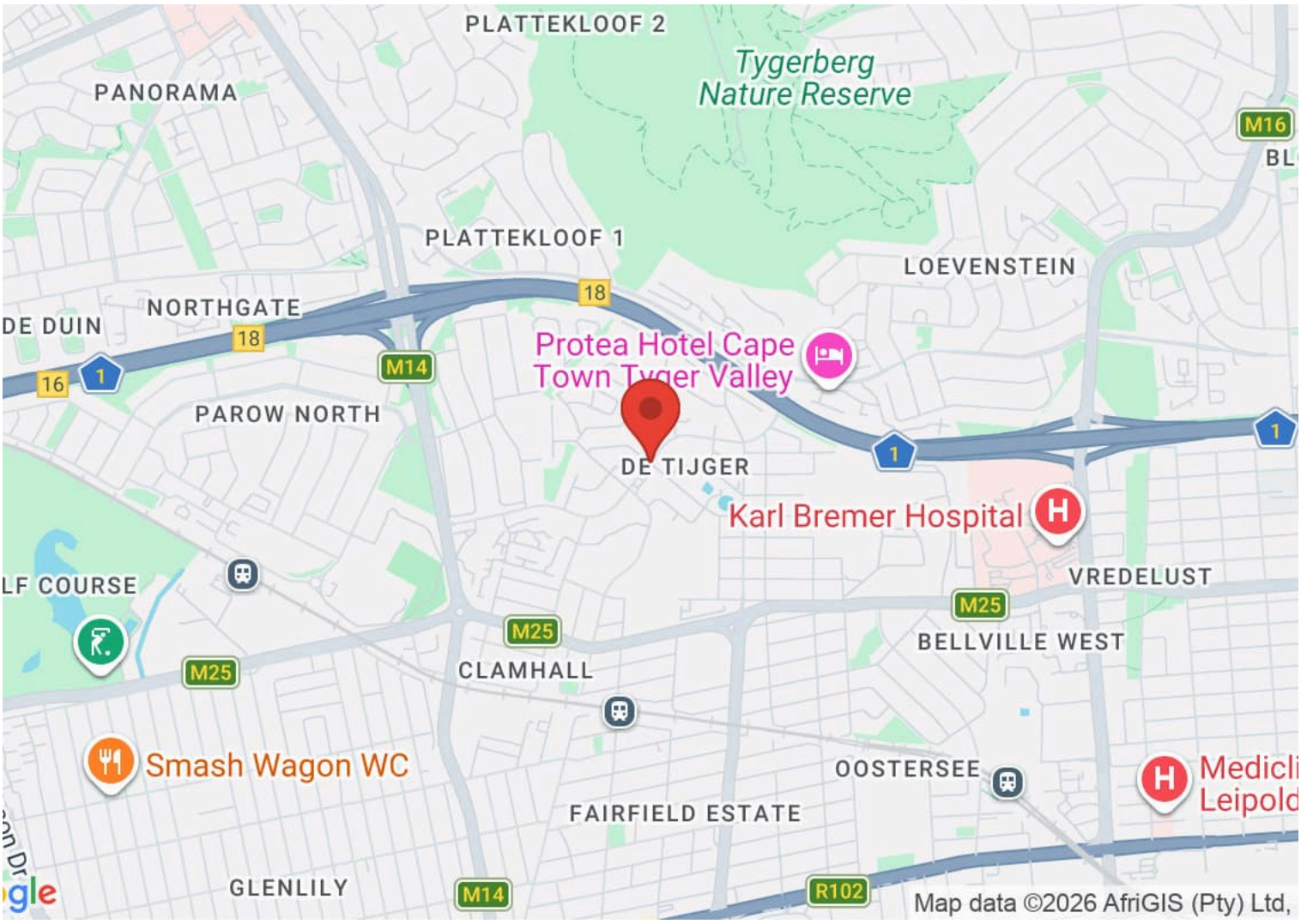
Unit information

Monthly rental	**R 21 090,85**
Gross lettable area	**136 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 155,00 / m²**
Net rental	Rate: **R 155,00 / m²**



Get in touch



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