



**Geoffrey Marx**  
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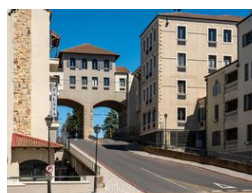
Contact Cape Town North

021 915 4800

103 Suntyger Building  
313 Durban Road  
Tyger Valley  
7530



Web Ref CNRS-5205



R3,500,000

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175m² Retail For Sale in Rosendal

Office/Retail space for sale in Tygervally, Bella Rosa Village.

Situated on ground floor and easily accessible. Street entrance with on-site public parking and a back entrance to the unit.

Unit current layout has 5 offices of which 3 has natural light and large enough to partition to possible more offices. A well lit sizable reception area. A large open area and a bonus of a dedicated storage and server room. Due to the partitioning the option is there to open up the unit.  
Own kitchen with ladies and gents being communal.

9 Parkings available - 1 Open, 1 Tandem and 7 basement (POA)

Close to amenities and only 5min drive to Tyger Valley Mall.

All pricing excluding VAT

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Sizes

Floor Size 175m²

