

Gihon Building



Cnr. Sportica Cres. & Bill Bezuidenhout Road,
Bellville, Cape Town



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Gihon Building – Prime Office Space Opposite Tygervalley Shopping Centre, Bellville

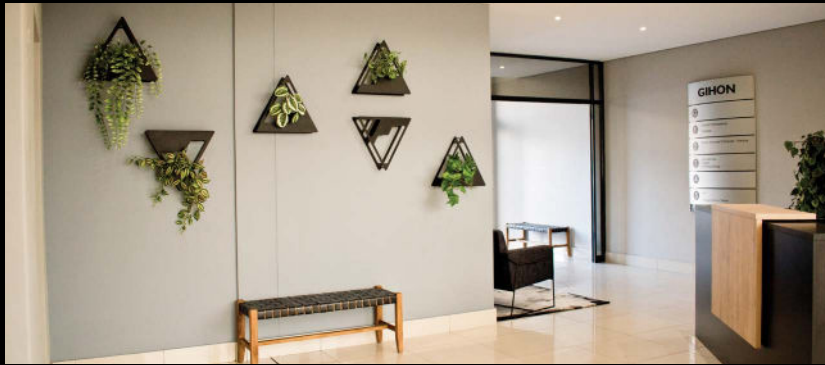
Strategically located opposite the bustling Tygervalley Shopping Centre in Bellville, the Gihon Building offers a highly sought-after office address with excellent visibility and accessibility. This well-established building features ground-floor retail, including a popular restaurant and a Radiology centre, complemented by convenient visitor parking.

Property Features

- **Prominent Location** - High-profile position opposite one of the Western Cape's largest shopping centres.
- **Retail Convenience** - Ground-floor retail with a renowned dining destination, adding value and convenience for tenants and visitors.
- **Ample Parking** - Visitor parking facilities enhance accessibility and ease of access.

Nearby Landmarks & Attractions

- **Shopping & Dining** - Steps away from Tygervalley Shopping Centre's wide range of retail stores, cafés, and restaurants.
- **Fitness & Leisure** - Close to Virgin Active Tygervalley fitness centre and the vibrant Tygervalley Waterfront, offering entertainment, dining, and outdoor spaces.
- **Transport & Connectivity** - Excellent road access and public transport links, making commuting straightforward for employees and clients.



Total GLA: 5 344m²

- Number of suites: 14
- Vacancies: 0
- Size range from: 180m² to 473m²

Parking Ratio 4:100

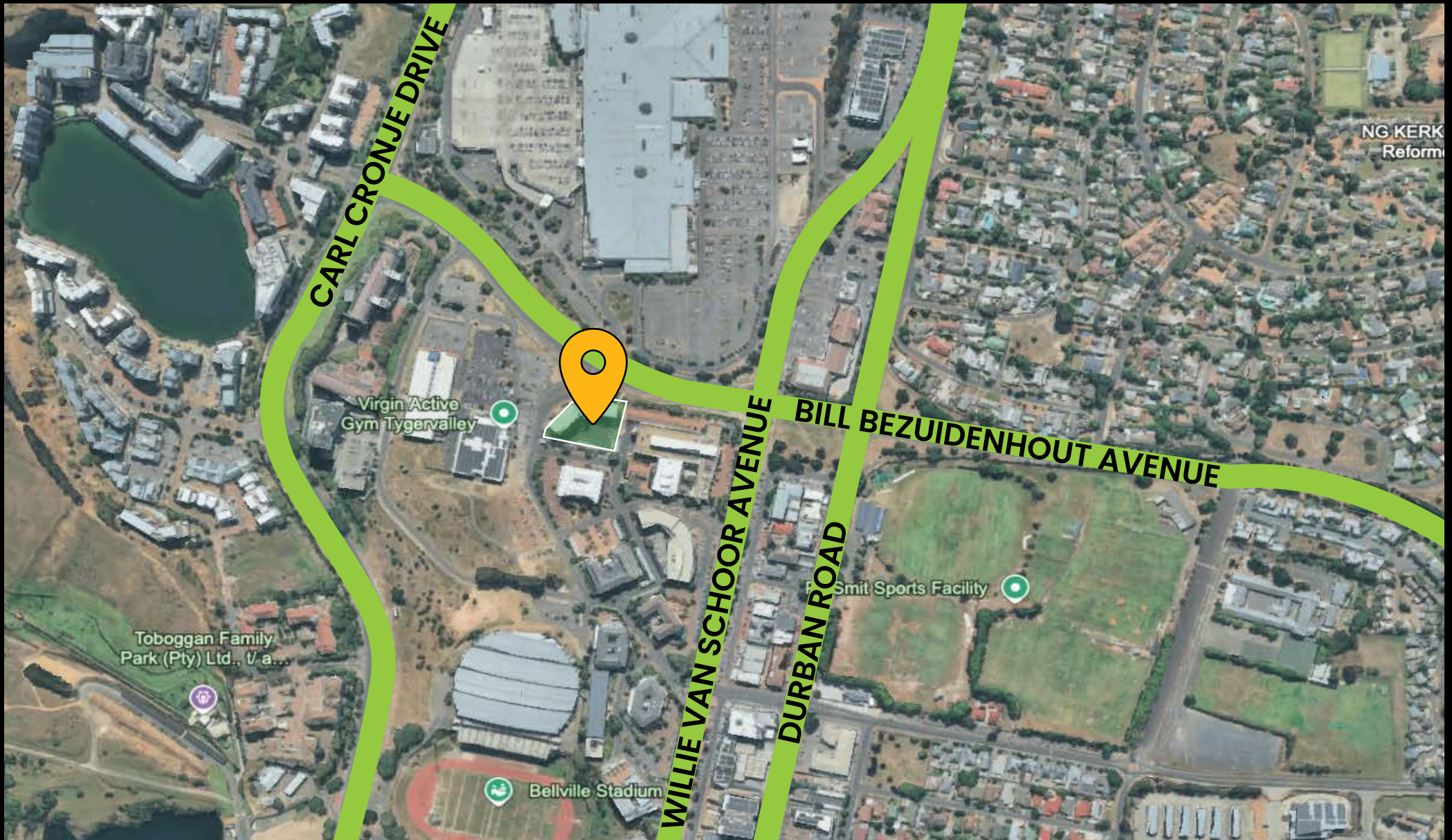
Storage From 181m² to 235m²

Back-up Water No

Back-up Power No

Fibre Availability Yes





LOCATION