

**GREEFF**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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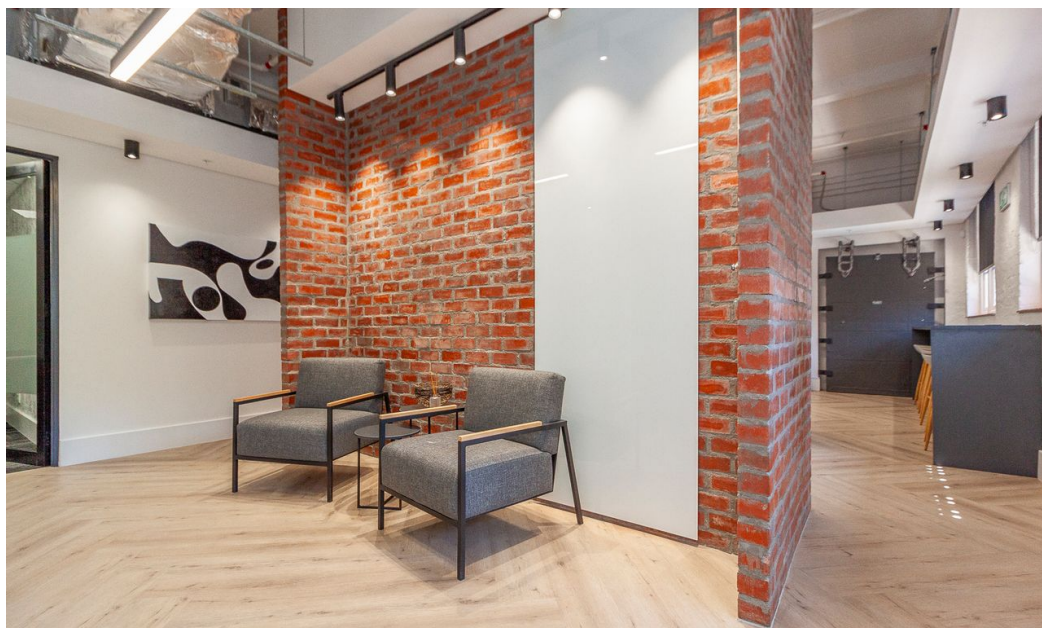
**021 5182209**

Unit A9 Spearhead Business Park

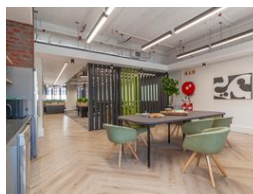
Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL2110



R640 per m<sup>2</sup>

**Gross Monthly Rental** R173,000 Excl. VAT

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### Premium 270m<sup>2</sup> Office Space to Let in Longkloof Precinct, Kloof Street, Gardens

Situated in the vibrant Longkloof Studios within Cape Town's dynamic Gardens district, this exceptional 270m<sup>2</sup> fully furnished office space is available for lease.

Offering a modern, professional environment with an abundance of natural light, this unit is perfect for businesses looking for a high-end, flexible workspace.

**Key Features:**

- ~ Size: 270m<sup>2</sup>
- ~ Monthly Rent: R172,835 (R640 per m<sup>2</sup>)
- ~ Desks: 20 fully furnished desks
- ~ Work Environment: Open-plan layout with several glass-enclosed private offices
- ~ Meeting Rooms: Boardroom for professional meetings
- ~ Kitchenette: Fully equipped for convenience
- ~ Flooring: Combination of wooden and carpeted floors throughout
- ~ Natural Light: Large windows bringing in ample sunlight
- ~ Parking: 5 secure basement parking bays with the option to rent additional spots

### Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes

**Sizes**  
Floor Size 270m<sup>2</sup>