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Unit A9 Spearhead Business Park

Montague Drive

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Web Ref CL2194



R195 per m<sup>2</sup>

Gross Monthly Rental R54,795 Excl. VAT



### Fitted Office Space for Rent in Cape Town

Located on the 12th floor of The Box, this well appointed office space offers breathtaking views of Table Mountain and a functional layout, including a reception area, boardroom, private office, and open-plan workspace.

Key Features:

- ~ High-Speed Fiber
- ~ Air-Conditioning
- ~ 24/7 Access & Security
- ~ Secure Basement Parking
- ~ No Load-Shedding (Backup Power Available)
- ~ 4-Star Green Building Certification
- ~ Close to Public Transport & Major Highways

Situated at 9 Lower Burg Street, Cape Town City Centre, The Box is a newly renovated commercial building designed for modern business needs. The SALT Market on the ground floor offers a variety of food and beverage options, making it an ideal spot for team breaks or client meetings.

### Features

**Zoning** Commercial

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	281m <sup>2</sup>