



**Tash Krauss**  
0720809144  
tash@greeff.co.za



**Greeff Commercial and Industrial**  
082 441 3754

commercial@greeff.co.za

Contact Western Cape  
Commercial & Industrial

021 5182209

Unit A9 Spearhead Business Park

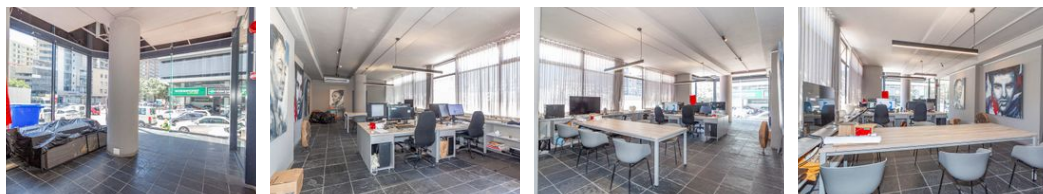
Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL2221



R219 per m<sup>2</sup>

**Gross Monthly Rental** R18,000 Excl. VAT

0 0

### High exposure retail space off Loop street

Corner retail space with large glass windows! Prime Cape Town CBD

Elevate your business with this 82m<sup>2</sup> of retail space on the ground floor of a popular building, located on Loop Street in the heart of Cape Town's CBD.

#### Key Features & Layout:

- ~ 82m<sup>2</sup> retail space – Includes open plan office.
- ~ Private Kitchen & Bathrooms – In-unit facilities provide added convenience for staff and clients.
- ~ Modern, High-Quality Finishes – Stylish design elements enhance the professional look and feel of the space.
- ~ Abundant Natural Light – Large windows offer spectacular light and visibility to a busy street

#### Building Features & Location Benefits:

- ~ 24/7 Security & Controlled Access – Secure and professionally managed building.
- ~ Parking Available
- ~ Fibre-Ready & Air-Conditioned – Equipped for seamless business operations.

## Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes

**Sizes**  
Floor Size 82m<sup>2</sup>