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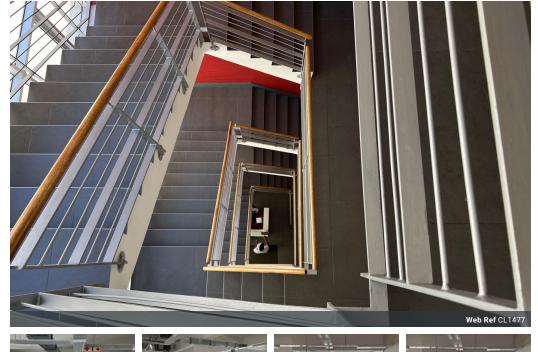
Contact Western Cape **Commercial & Industrial** 

# 021 5182209

Unit A9 Spearhead Business Park Montague Drive

Montague Gardens, 7441

Western Cape South Africa







# R130 per m<sup>2</sup>

#### Gross Monthly Rental R117,520 Excl. VAT



### 904m<sup>2</sup> Office To Let in Foreshore

Explore an Exceptional Workspace in Foreshore, Cape Town

Welcome to a 904 sqm office space on the 4th floor, thoughtfully designed for modern businesses. Priced at R117,520 per month, this prime location offers two bathrooms, two kitchens, and a dynamic mix of retail and offices.

Key Features:

- Crafted for comfort and productivity
  Affordable monthly rent at R130/sqm
  24-hour security and high-speed fiber connectivity
- Abundant natural light for a warm atmosphere

- Ample parking, two entrances, and a modern lift for accessibility

Don't miss this rare opportunity for a well-lit, fully-equipped workspace in Foreshore. Schedule a viewing to elevate your business

### Features

**Building Name** Zoning

33 MARTIN HAMMERSCHLAG Commercial

Sizes

Floor Size

904m<sup>2</sup>

