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Contact Western Cape  
Commercial & Industrial

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Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



R285 per m<sup>2</sup>

Gross Monthly Rental R174,135 Excl. VAT

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### 611m<sup>2</sup> Office To Let in Observatory

Prime Office Space Available in Riverlands Park, Cape Town

Discover the opportunity to secure approximately 611m<sup>2</sup> of premium office space in Cape Town's newest upscale precinct, Riverlands. This vibrant development is set to redefine the urban landscape with over 100,000m<sup>2</sup> of office facilities, including the African headquarters of a major international corporation, employing over 6,000 individuals, alongside a variety of other prestigious tenants.

Key Features:

Parking:

10 basement parking bays available at R1,800 per bay per month (right to park only, non-reserved).

10 podium parking bays at R950 per bay per month (right to park only).

Rental Rates:

Base rental of R225 per m<sup>2</sup>, with an estimated R40 for operating costs and R20 for rates and taxes.

Tenant Installation:

### Features

**Zoning** Commercial

**Sizes**

Floor Size 611m<sup>2</sup>