



**Ian Mathew**  
073 146 4939  
ian@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 CL2026



R285 per m<sup>2</sup>

**Gross Monthly Rental** R218,025 Excl. VAT

0 0

### 765m<sup>2</sup> Office To Let in Observatory

Prime Office Space Available at Riverlands Park, Cape Town

Building 1: Approximately 765 m<sup>2</sup> on the ground floor

Parking:

24 Basement Bays at R1,800 per bay per month (right to park only, not reserved)

Rental Details:

Base Rent: R225 per m<sup>2</sup> (Net)

Estimated Operating Costs: R40 per m<sup>2</sup>

Estimated Rates and Taxes: R20 per m<sup>2</sup>

Tenant Improvements (T.I.):

R1,050 for a 5-year lease

The space will be delivered as a white box, complete with a distribution board, air conditioning, ceiling, and lighting.

### Features

**Zoning** Commercial

**Sizes**  
Floor Size 765m<sup>2</sup>