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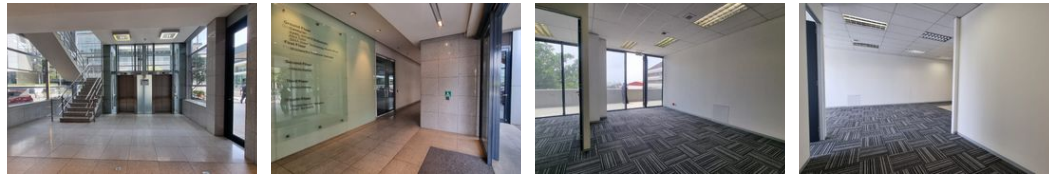
Contact **Western Cape Commercial & Industrial**

021 5182209

Unit A9 Spearhead Business Park  
Montague Drive  
Montague Gardens, 7441  
Western Cape South Africa



Web Ref CL2054



R165 per m<sup>2</sup>

**Gross Monthly Rental** R32,340 Excl. VAT

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**Immaculate Ground Floor Unit Available for Lease – The Boulevard, Woodstock**

Step into this immaculate, upmarket ground-floor unit in Woodstock's premier office precinct, The Boulevard.

This modern commercial suite offers versatility as a retail, office, or showroom space, all set within a beautiful glass-fronted building with floor-to-ceiling windows that fill the space with natural light. With direct access to an expansive balcony, you'll enjoy fantastic views and a bright, airy atmosphere.

Inside, the open-plan layout includes a kitchenette and a private bathroom for added convenience. Plus, The Boulevard ensures a seamless work experience, with 24/7 security, ample parking for tenants and visitors, and a Kwikspar on-site for quick essentials.

With easy access off the M3 and only minutes from Cape Town's CBD, this is a rare chance to lease a space in a multi-block

**Features**

|                          |            |                   |                   |
|--------------------------|------------|-------------------|-------------------|
| <b>Zoning</b>            | Commercial | <b>Sizes</b>      |                   |
| <b>Exterior Security</b> | Yes        | <b>Floor Size</b> | 196m <sup>2</sup> |