



## 142.00M<sup>2</sup> OFFICE TO LET IN MONTAGUE GARDENS

This recently renovated 142m<sup>2</sup> office in Montague Gardens offers a modern, highly functional workspace perfectly suited to contemporary businesses. The unit features a brand-new kitchen, upgraded restrooms, and full air conditioning to ensure a comfortable and efficient working environment. With prepaid electricity for simplified cost management and 24-hour on-site security, the space provides both convenience and peace of mind. A standout feature is the panoramic view of Table Mountain, filling the office with natural light and creating an inspiring setting that enhances daily productivity. Ideally positioned on busy Montague Drive, the property enjoys excellent visibility and seamless access to major transport routes, ensuring easy commuting and strong connectivity to the greater Cape Town business network. Perfect for start-ups, expanding companies, or businesses seeking a satellite office, this versatile, move-in-ready space presents a rare opportunity to secure a stylish and well-located office within one of the city's most established industrial hubs.

### DISCLAIMER:

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### Features:

- GLA (m<sup>2</sup>): 142.00
- Erf Size (m<sup>2</sup>): 142.00
- Zoning: Commercial
- Building Grade: B-Grade



### CONTACT US

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**R25,000**  
PER MONTH EXCL. VAT