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Unit A9 Spearhead Business Park  
Montague Drive  
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Web Ref CL1716



## R4,800,000

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### Industrial Property for Sale in Atlantis

A popular size industrial property available for sale in Atlantis Industrial. Atlantis Industrial is situated near the N7 & R27 of which both motorways offer easy access to Cape Town, Malmesbury and the West Coast region. With many developments underway in the Malmesbury & West Coast vicinity, this unit can ideally be used for manufacturing or distribution purposes in order to provide for the general demand of goods/materials of these areas.

Features available are the following:

- 1X Large jack-knife door for access to warehouse component
- 160 Amps 3-phase power supply
- Heating system installed
- Multiple office space on right wing of building
- Kitchenettes X2
- Staff ablution facilities available
- Ample undercover & open parking bays available
- Property is fenced & offers large drive way gate

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 160

**Sizes**

Floor Size 1,555m<sup>2</sup>