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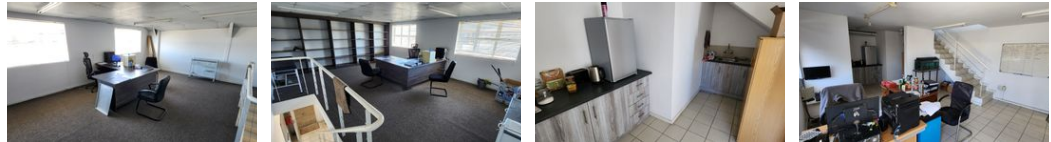
Contact Western Cape  
Commercial & Industrial

021 5182209

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



Web Ref CL951



R2,950,000



## Industrial Property For Sale in Racing Park

This well looked after facility comprise 2X units which can be combined & is situated in Racing Park near Killarney Gardens. It further offers good access to the N7, N1, R27 & Cape Town Harbour.

The following features are available:

- Gated access with secured front yard which offers ample parking
- 2X 4,5 Meter roller shutter doors
- Reception areas with ablution facilities
- Kitchenttes
- Open mezzanine deck in unit 4 of +/- 124m<sup>2</sup>
- Mezzanine offices
- Tool/storage rooms
- Staff room & ablution facility
- 3 Phase power
- Good eave height
- Excellent natural light inside warehouse/factory components
- Electric fencing

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 80

### Sizes

Floor Size 836m<sup>2</sup>  
Building Height 7m

