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Contact Western Cape  
Commercial & Industrial

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



Web Ref CL1182



**R2,300,000**

**Monthly Levy** R2,000 Excl. VAT

**Monthly Rates** R2,300 Excl. VAT

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**Great Investment warehouse with offices FOR SALE in Rivergate**

Rivergate is a growing industrial hub with easy access to the N7. With current development of the surrounding area and projected growth now's the time to get in.  
OWNER WILLING TO SELL CC WITHIN WICH PROPERTY IS HELD. CC HAS APPROXIMATELY 400K TAX, LOSS FINICIALS AND VAT CLEARANCE CERTIFICATE AVAILABLE UPON RREQUEST. HUGE SAVINGS ON PURCHASE COSTS (TRANSFER FEES) SHOULD YOU WISH TO BUY THROUGH THE CC.

**Property Details:**

- Ground floor consists of a reception, kitchenette and ablutions in warehouse and office.
- First floor comprises of Large open plan office/storage space depending on you needs.
- Double volume Roof Height.
- Three phase 60amp power.
- Large roller shutter door.

**Features**

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes  
Power Amps 60

**Exterior**  
Open Parking Bays 3

**Sizes**  
Floor Size 245m<sup>2</sup>

