

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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



Web Ref CL1998



R90 per m²

Gross Monthly Rental R294,570 Excl. VAT

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Prime A-Grade Warehouse Available for Rent in Bellville South

Property Overview:

Size: 3,273 m²
Gross Rental: R90.00/m²
Availability: From November 1st
Location: Mill Road Industrial Park, Bellville South
Nearby Areas: Stikland, Brackenfell, Triangle Park, Sacks Circle, Oakdale
Accessibility: Convenient access to R300, N1, and N2 highways; 10 km from Cape Town International Airport, 27 km from Cape Town Harbour, 25 km from Cape Town CBD
Warehouse Features:
Height: 12 meters
Power Supply: 250 Amps, 3-phase power, with potential for 6 MVA upgrade
Roller Shutter Doors: 3 (1 on grade, 2 with docking bays)
Sprinkler System: Yes
Yard: Spacious, suitable for super-links, inter-links, and ample turning space
Private Yard area
Security: 24/7 gated security
Office and Additional Space:
Office Features: Reception area, multiple offices, boardroom, kitchens, ablutions

Features

Zoning Industrial

Interior

Air Conditioning Yes
Power 3 Phase Yes
Power Amps 250

Exterior

Security Yes

Sizes

Floor Size 3,273m²