



**Buff van Westenbrugge**  
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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 CL1995



R79 per m<sup>2</sup>

**Gross Monthly Rental** R416,007 Excl. VAT

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### Warehouse Development TO LET In Blackheath Industrial

Arterial Industrial Estate boasts extraordinary industrial warehouse space, along the Stellenbosch Arterial Road, in the well-established Blackheath industrial node. Unit B5 is designed to accommodate various storage, manufacturing and logistical operations.

This unit is conveniently located near public transport facilities. Major transport routes such as the R300, R102, N1 and N2 provide great accessibility to this industrial park.

This unit features:

- Generous minimum eaves height of 9m.
- On-grade and docking height roller shutter doors for necessary loading and unloading operations.
- Plenty of power available via 250 Amps, 3 phase power.
- Great quality ablution facilities available for workforce.
- Ample yard space for efficient maneuverability.
- 24-hour security, with access control.

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 250

**Exterior**

Security Yes

**Sizes**

Floor Size 5,204m<sup>2</sup>