



**Ian Mathew**  
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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 CL1657



R65 per m<sup>2</sup>

Gross Monthly Rental R23,400 Excl. VAT

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### Warehouse TO LET in Epping Industrial

This industrial unit in Gunners Factory Park is centrally located, on the corner of Grenville Avenue and Gunners Circle in Epping Industria. This industrial park is in close proximity to major transport routes and public transport stations. This park has 24-hour security guards and cameras throughout the premises, ensuring a safe work environment.

This unit consists of:

- Open-plan warehouse space, office/reception area and additional space via the mezzanine area (above the office space).
- 1 large roller shutter door.
- 60 Amp, 3 Phase power available.
- This park is not impacted by loadshedding, therefore no power related issues should be present.
- Ample parking available.

Additional payment info:

- Electricity - Metered
- Water - Metered
- Sewerage - Metered
- Refuse - R457.00
- Rates & taxes - Pro rata (±R5.36m<sup>2</sup>)

### Features

**Zoning** Industrial

**Sizes**  
Floor Size 360m<sup>2</sup>

