

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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Unit A9 Spearhead Business Park

Montague Drive

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Web Ref CL2130



R110 per m²

Gross Monthly Rental R166,100 Excl. VAT

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Prime Warehouse with Office Space with exposure on Marine Drive in Paarden Eiland

This exceptional industrial property in the heart of Paarden Eiland offers 1,510 sqm of versatile space, perfectly suited for a variety of business operations. Key features include:

Spacious Warehouse Area: High ceilings, open-plan layout, and easy access make it ideal for manufacturing, storage, or distribution.

Modern Office Space: A well-designed office component allows for seamless business operations, complete with ample natural light and a functional layout. Upstairs and downstairs.

Convenient Access: Equipped with a rolling shutter door for smooth loading and unloading of goods.

Parking: The property boasts 10 dedicated parking spaces, ensuring convenience for staff and clients.

Prime Location: Situated in the bustling industrial hub of Paarden Eiland, offering easy access to major transport routes, the CBD,

Features

Zoning Industrial

Interior

Power 3 Phase Yes
Power Amps 150

Sizes

Floor Size 1,510m²