



**Johan van Blommestein**  
073 713 8178  
johanvb@greeff.co.za



**Brendon Leask**  
0761802951  
brendon@greeff.co.za

Contact Western Cape  
Commercial & Industrial

021 5182209

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



Web Ref CL1663



R85 per m<sup>2</sup>

Gross Monthly Rental R106,420 Excl. VAT

0 0

### Industrial in Atlantic Hills

A recently built warehouse facility available in popular Atlantic Hills which offers seamless access to the N7 highway. This unit is in an immaculate condition and comprise a large warehouse component with an adjacent open office facility. The business park is well secured with 24-Hour security available.

Further key features available are:

- 3 Phase power supply
- Ample parking bays in front of property
- 1X Industrial roller shutter door
- Excellent height to eaves & apex inside warehouse component
- Good truck access into business park
- Good natural light inside warehouse as well as industrial grade LED lights
- 1X Large open plan admin office
- Warehouse and admin staff ablution facilities available
- 1X Kitchenette inside admin office

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes

**Sizes**

Floor Size 1,252m<sup>2</sup>