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



Web Ref CL2142



R90 per m<sup>2</sup>

Gross Monthly Rental R40,870 Excl. VAT

2 2

### Industrial to let in Atlas Gardens

This newly constructed industrial property located in Atlas Gardens, near Contermanskloof Road, Vissershok Road, and the N7, presents an excellent opportunity for businesses seeking a spacious and well-equipped facility. Unit 4 at Kiepersol Park features a large open warehouse/workshop area with excellent height, making it ideal for stock storage.

Key features:

Reception office

Access control entry

3-Phase 60 Amps power supply

Kitchenette and ablution facilities

1 x 5m roller shutter door

2 x undercover parking bays

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 60

**Exterior**

Security Yes  
Covered Parking Bays 2  
Open Parking Bays 2

**Sizes**

Floor Size 465m<sup>2</sup>