



**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 CL2236



R88 per m<sup>2</sup>

**Gross Monthly Rental** R40,820 Excl. VAT

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### Industrial to let in Atlas Gardens

This newly built unit is available immediately and is situated in the popular business security node of Atlas Gardens, near the N7 motorway.

Property Features:

Location: Atlas Gardens, Farm No: 205-56

GLA (Gross Leasable Area): 476 m<sup>2</sup>

Rental Price: R87.97 per m<sup>2</sup>

24-Hour Security

Parking: 4 parking bays (2 undercover)

Mezzanine Included: 36 m<sup>2</sup>

Warehouse Area: 347 m<sup>2</sup>

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes

**Sizes**

Floor Size 464m<sup>2</sup>