

**GREEFF**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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



**Greeff Commercial and Industrial**  
082 441 3754

commercial@greeff.co.za

Contact **Western Cape Commercial & Industrial**

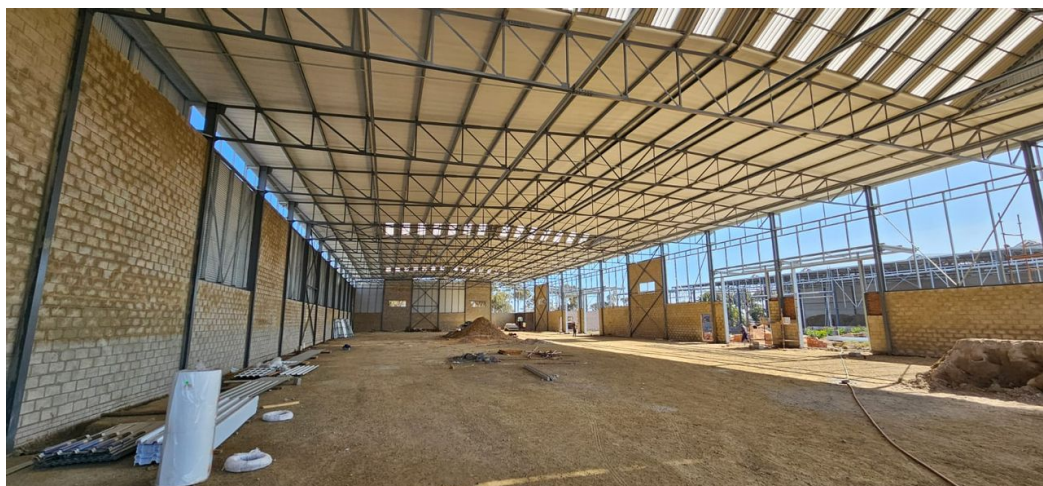
**021 5182209**

Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL1755



R90 per m<sup>2</sup>

**Gross Monthly Rental** R285,120 Excl. VAT

0 35

### Industrial Property To Let in Killarney Gardens

Upcoming 3168m<sup>2</sup> pristine & modern warehouse facility available as from September/October 2024. Situated in the popular Blaauwberg Business Park this unit offers excellent warehouse space as well as an office component.

Further features included are:

- Warehouse floor space: 2805m<sup>2</sup>
- Office space: 363m<sup>2</sup>
- Fire sprinkler system (GL4)
- Clearance height: 7,5m
- Power supply: 150 Amp 3-phase Eskom electricity
- 30 Dedicated parking bays
- 5X Loading doors
- Backup solar/battery system (usage & cost to be confirmed)
- Water usage: individually metered & charged
- Yard area in middle is shared between the three units
- Electrified perimeter fence

Blaauwberg Business Park is a security complex with a 24/7 security controlled entrance

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 150

**Exterior**

Open Parking Bays 35

**Sizes**

Floor Size 3,168m<sup>2</sup>  
Building Height 8m