

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE



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Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Galaxy S22

Web Ref CL1847



R90 per m²

Gross Monthly Rental R199,800 Excl. VAT

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Industrial Warehouse TO LET in Blaauwberg Business Park

Upcoming 2220m² 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: 1858m²
- Office space: 362m²
- Fire sprinkler system (GL4)
- Clearance height: 7,5m
- Power supply: 150 Amp 3-phase Eskom electricity
- 20 Dedicated parking bays
- 3X 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

Sizes

Floor Size 2,220m²