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Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL1892



R90 per m<sup>2</sup>

**Gross Monthly Rental** R199,800 Excl. VAT

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### Industrial Property To Let in Killarney Gardens

Upcoming 2220m<sup>2</sup> pristine & modern warehouse facility available as from 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: 1858m<sup>2</sup>
- Office space: 362m<sup>2</sup>
- 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 2,220m<sup>2</sup>