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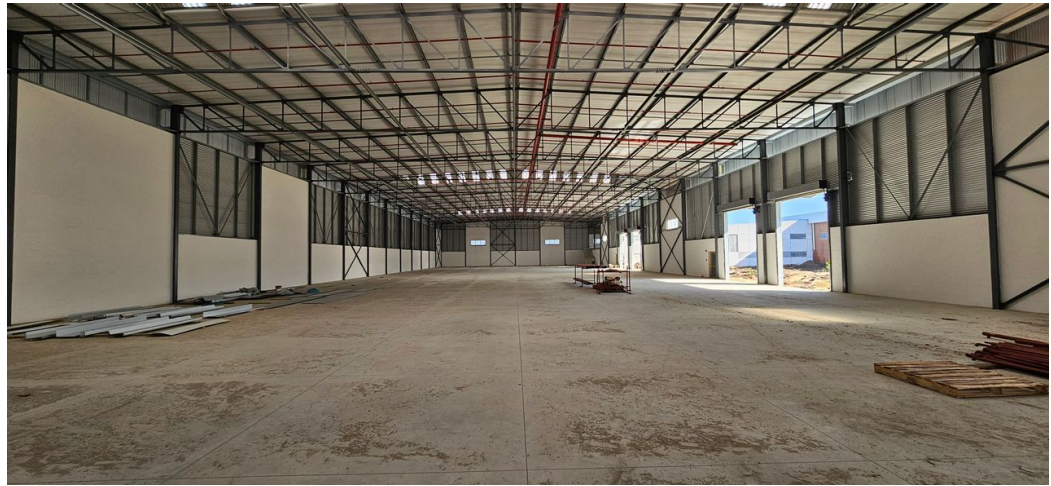


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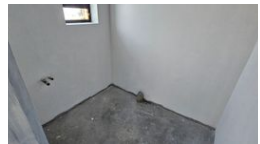
Contact Western Cape
Commercial & Industrial

021 5182209

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



Web Ref CL1951



R90 per m²

Gross Monthly Rental R285,120 Excl. VAT

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Industrial to let in Killarney Gardens

This 3168m² warehouse facility in Blaauwberg Business Park will be available from October 2024. It features:

- Warehouse Floor Space: 2805m²
- Office Space: 363m²
- Fire Sprinkler System: GL4
- Clearance Height: 7.5m
- Power Supply: 150 Amp 3-phase Eskom electricity
- Parking: 30 dedicated bays
- Loading Doors: 5
- Backup Solar/Battery System: Usage and cost to be confirmed
- Water Usage: Individually metered and charged
- Shared Yard Area: Shared with two other units
- Security: Electrified perimeter fence, 24/7 security-controlled entrance, camera monitoring (to be installed), linked to armed response and on-site guard room

Features

Zoning Industrial

Interior		Sizes	
Power 3 Phase	Yes	Floor Size	3,168m ²