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Contact Western Cape
Commercial & Industrial

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



Web Ref CL1952



R90 per m²

Gross Monthly Rental R726,390 Excl. VAT

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Industrial to let in Killarney Gardens

This newly built warehouse in Blaauwberg Industrial Park offers a total GLA of 8,071m², featuring a 6,802m² factory floor, 540m² office space, and a 729m² concrete mezzanine. Key features include a 7.5m clearance height, a 125mm concrete floor, and a GL4 fire sprinkler system. The facility also benefits from 24/7 security and is situated in a prime location.

- ****Power Supply****: 150 Amp 3-phase
- ****Loading Doors****: 11 (4.5m each)
- ****Parking Bays****: 90 (75 dedicated + 15 visitor)

- **Unmatched Security****:
 - 24/7 manned entrance
 - Electrified perimeter fence
 - Round-the-clock camera monitoring
 - On-site guard room with armed response

- **Strategic Location****:
 - Just off Potsdam Road
 - Easy access to N7, N1, and N2 highways

Features

Zoning Industrial

Interior

Power 3 Phase Yes

Sizes

Floor Size 8,071m²