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Contact Western Cape **Commercial & Industrial** 

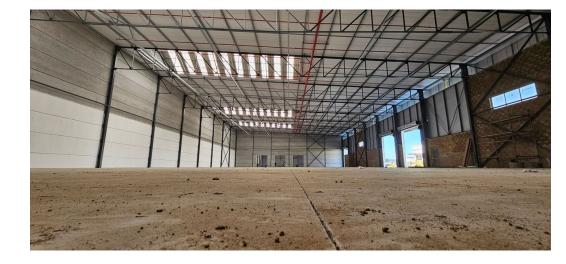
021 5182209

Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL1952



## R90 per m<sup>2</sup>

Gross Monthly Rental R726,390 Excl. VAT



## Industrial to let in Killarney Gardens

This newly built warehouse in Blaauwberg Industrial Park offers a total GLA of 8,071m<sup>2</sup>, featuring a 6,802m<sup>2</sup> factory floor, 540m<sup>2</sup> office space, and a 729m<sup>2</sup> 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

Yes

## Features

Zoning Industrial

Interior Power 3 Phase Sizes Floor Size

8.071m<sup>2</sup>