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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 CL1953



R90 per m²

Gross Monthly Rental R241,380 Excl. VAT



Industrial to let in Killarney Gardens

This facility offers a total gross lettable area of approximately 2,682m², combining expansive factory space with well-appointed office areas. It features:

- **Factory Floor Area:** 2,139m², suitable for manufacturing or storage.
- **Office Space:** 180m², ideal for administrative tasks.
- **Concrete Mezzanine:** 363m² with 3m floor clearance, including a 60m² enclosed office option.
- **Fire Safety:** GL4 Fire Sprinkler system.
- **Clearance Height:** 7.5m, accommodating large equipment and storage racks.
- **Durable Flooring:** 125mm concrete floor for heavy machinery and high traffic.

Located in a prime industrial node with excellent accessibility and proximity to major transport routes, this facility ensures efficient

Features

Zoning Industrial

Interior		Sizes	
Power 3 Phase	Yes	Floor Size	2,682m ²