

# GREEFF

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**Buff van Westenbrugge**  
082 441 3754  
buff@greeff.co.za



**Greeff Commercial and Industrial**  
082 441 3754

commercial@greeff.co.za

Contact Western Cape  
Commercial & Industrial

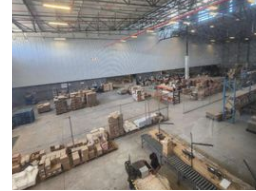
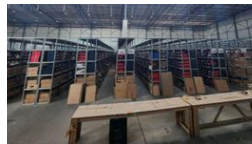
021 5182209

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

3,300m<sup>2</sup> Warehouse To Let in Montague Gardens



Web Ref CL1058



R86 per m<sup>2</sup>

Gross Monthly Rental R273,900 Excl. VAT

0 0

## A-Grade Multipurpose Warehouse Facility with Great Loading Options

Prime Warehouse, Prime location, Prime Loading - Montague Park in Montague Gardens

A typical Montague Park gem. Modern light warehousing with spacious loading facilities on the ground and raised loading platforms.

2800sqm Warehouse with incredible height  
500sqm Open plan office space  
3 raised loading doors  
1 drive-in door for forklift access  
Full-Fire Protection system  
Docklevellers for ease of loading

The unit includes 14 open parking bays and front yard space ideal for links and container access. Montague Park is exceptionally secure with boom gate access and on site security. The park is ideally located just off Koeberg Road with quick access to the N7

## Features

<b>Building Name</b>	Montague Park
<b>Zoning</b>	Industrial
<b>Sizes</b>	
Floor Size	3,300m <sup>2</sup>

<https://www.greeff.co.za>