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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 CL1596



R69 per m<sup>2</sup>

**Gross Monthly Rental** R16,560 Excl. VAT

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**Industrial Property to let in Rivergate**

These units are strategically situated in the sought-after Rivergate area and could ideally be used for storage, light manufacturing or distribution purposes. Completion date is scheduled for end of March 2024. Riverpark business complex offers a total of 5X industrial units at 240m<sup>2</sup> each in size.

Key features on offer:

- Prepaid power, 40 Amps and providing a 3-phase supply.
- 1X 4m high roller door available for up/offloading of merchandise.
- Good eave height of 6m, peaking at 7m.
- Insulated roofing, ensuring optimal temperature regulation.
- 1X Reception area.
- First floor office area.
- 1X Kitchenette facility.
- Ablution facilities catering for both factory and office needs.
- 3X Designated parking bays allocated for each unit.

**Features**

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes  
Power Amps 40

**Exterior**  
Open Parking Bays 3

**Sizes**  
Floor Size 240m<sup>2</sup>