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Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa



Web Ref CL1795



R106 per m<sup>2</sup>

Gross Monthly Rental R14,000 Excl. VAT

0 2

### Industrial Property to let in Rivergate

A new development located in the secure enclave of Pegasus Park, Rivergate.

This secure Mini Factory development consists of 8 mini factory units of 132m<sup>2</sup> each with 28m<sup>2</sup> of added mezzanine floor space which is accessible by a steel staircase.

The unit up for rent has the following features on offer:

- Double volume warehouse
- Ground floor reception office
- Mezzanine concrete floor accessible by staircase
- Office & warehouse ablution facilities
- Kitchenette
- Power floated warehouse floor
- Tiled office floor
- Prepaid electricity & water meters
- Shared yard facility with 2X parking bays & 1X docking bay each
- 1X large automated roller shutter door
- Security electrified perimeter fence with automated gate

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes

**Exterior**

Open Parking Bays 2

**Sizes**

Floor Size 132m<sup>2</sup>