



3100.00M² WAREHOUSE TO LET IN MARCONI BEAM INDUSTRIA

This expansive 3,100m² warehouse/factory in Montague Gardens presents a prime leasing opportunity within a secure and professionally managed industrial park. The unit is equipped with three-phase power, roller shutter door access, generous ablution facilities, and a well-integrated office component. Designed for operational efficiency, it offers seamless truck access and smooth logistics flow, making it perfectly suited for manufacturing, warehousing, or distribution. The property will be available from 1 December 2025 on a minimum five-year lease at a competitive rate of R109.89/m² (R340,659 excl. VAT). Positioned in one of Cape Town's most established industrial and commercial hubs, Montague Gardens is renowned for its strategic location with convenient access to major transport routes and the nearby port. The area accommodates a wide range of industrial and commercial operations and continues to thrive as a sought-after business destination. The park offers 24-hour security and strong business visibility, ensuring a safe and professional environment. Contact us today to arrange a viewing and discover other premium industrial opportunities in and around Cape Town.

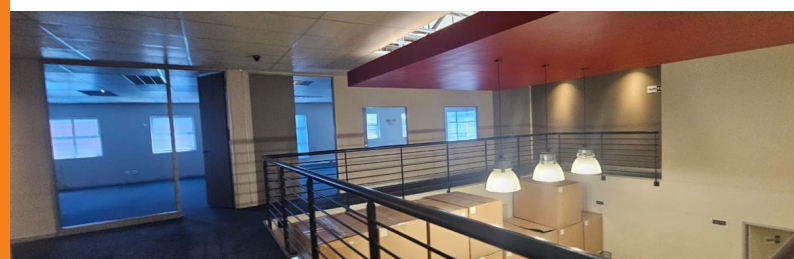
Disclaimer:

All prices and property details listed on Property24 by 3Cube Property Solutions (Pty) Ltd. are subject to change without notice. While we strive for accuracy, we cannot guarantee that all information - including pricing, availability, and specifications - is fully up-to-date or error-free due to market changes and other factors. 3Cube Property Solutions and its agents accept no liability for discrepancies between advertised and actual details. Please confirm all information directly with our office before making any decisions. All prices exclude VAT unless stated otherwise.

Features:

● GLA (m²): 3100.00

● Zoning: Industrial



CONTACT US

Jacques Du Toit
+27824495991
jacques@3cubeproperty.co.za

REF30496

R340,659
PER MONTH EXCL. VAT