



7311M² WAREHOUSE TO LET IN MONTAGUE GARDENS

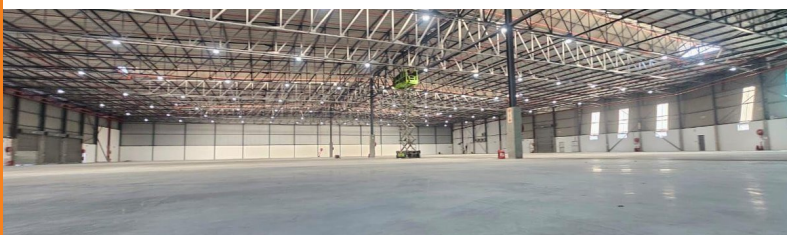
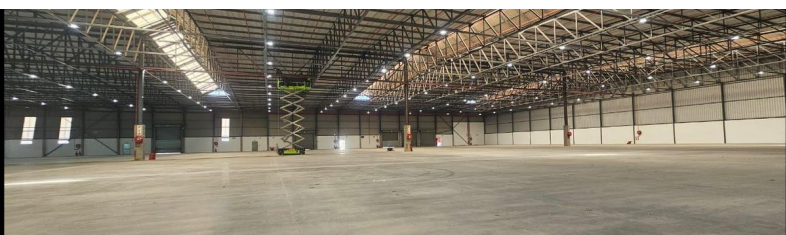
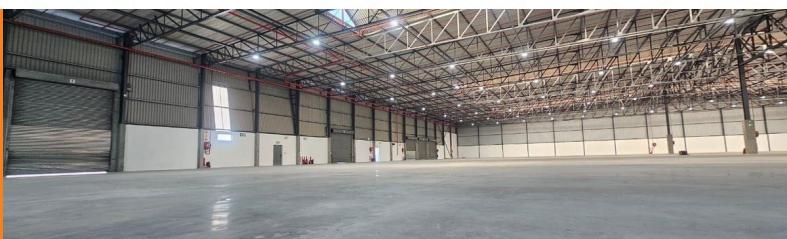
Located in the heart of Montague Gardens, this newly refurbished AAA-grade logistics facility offers 7,053m² of clear-span warehouse space, ready for immediate occupation. The warehouse features a 7.5m eaves height, excellent natural light, brand-new floors, a sprinkler system with pumps and tanks, and cross-docking capability. Two on-grade roller shutter doors and four doors with new dock levellers provide efficient loading, while the expansive yard accommodates superlink truck circulation. The property is powered with 150 Amps 3-phase electricity. The 258m² AAA-grade duplex office component is fully air-conditioned and includes a kitchen, ablutions, and a balcony, offering a comfortable workspace integrated with the warehouse operations. Security is 24-hour manned and access-controlled, and the facility benefits from excellent connectivity to the N7, N1, Koeberg Road, and Racecourse Road, with the Port of Cape Town just ±7.5km away. Montague Gardens continues to be one of Cape Town's most sought-after industrial hubs due to its strategic location and strong infrastructure.

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Features:

- GLA (m²): 7311
- Zoning: Industrial
- Building Grade: A-Grade
- Eave Height (m): 7.5
- Power (Amps): 150



CONTACT US

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R694,545
PER MONTH EXCL. VAT