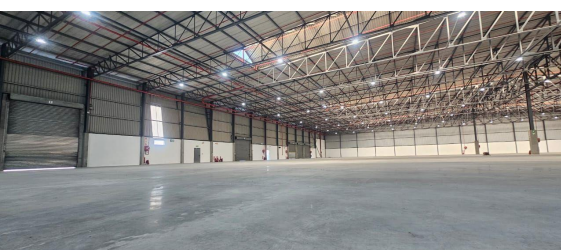


**Milnerton, Western Cape**

**High-Spec AAA Logistics Facility To Rent in Cape Town's Montague Gardens**



Located in the heart of Montague Gardens, this newly refurbished AAA-grade logistics facility offers 7,053m<sup>2</sup> 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 258m<sup>2</sup> 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.

**R694,545 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R95

**WEB REFERENCE NO.**  
**COM30222**

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for more information about this property



**FEATURES**

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|--|--|
| Gross Monthly Rental Available From Lease Period | R694,545 Excl. VAT Immediately 60 months |
| Building Size (m <sup>2</sup> )                  | 7,311                                    |
| Zoning   | Industrial                               |
| Security   | Yes                                      |
| Power 3 Phase                                    | Yes                                      |
| Power Amps                                       | 150                                      |
| Air Conditioning                                 | No                                       |

**CONTACT**  
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