## Penthouse

## State-Of-The-Art Industrial Property For Rent In Montague Park, Milnerton

South Africa, Western Cape, Cape Town, Montague Park, , 7441,

MONTHLY RENTAL PRICE

## ZAR 638000.00

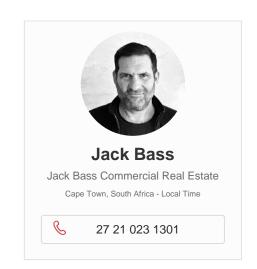
7425 qm

Tooms

⊕ bathrooms

 $\ensuremath{\diamondsuit}$  qm land area

car spaces













This building is an amazing and state-of-the-art building. It is in a modern, safe, and very efficient business park. Everything about this building looks and feels like an A+!

The endless features of this site include:

- Large link/super-link/container yard
- 4 loading docks- dock height
- 1 with container drop platform (simultaneous inbound/outbound freight)
- 1241m2 of neat/tidy offices, board room, open plan areas/meeting room and reception, kitchen, training room, A grade M/F ablutions (on both floors)
- 6134m2 of warehouse space-
- Ample parking, 14 shaded (20+)
- Full HVAC facility (warehouse has full HVAC/internal cooling
- high valued system)
- 6000 pallet racking system, installed, with in-rack sprinkler system
- This is valued at over 5 million! sale of this equipment can be negotiated with current tenants if required.
- 10m clearance to steel roof
- Canteen/change rooms/shower stalls for warehouse
- LED Lighting
- fork lift charge station
- Warehouse supervisors office
- Gated/electronically controlled turn-style access to warehouse.
- Gated/controlled access to the general park (all visitors screened)
- Gated separation for parking/admin and freight yard.- HIGH POWER- (670KVA- 3PH- Eskom feed))
- Full back up power/geny (neg sale)
- -Current tenants can fully vacate within aprox 30 days
- (still under lease, but have relocated)To beat this unreal opportunity will be a hard find, the industrial expert.-This agency offers tenant rebates on lease deals-

Make an appointment to see it today to discover its unique charm and potential.

Available From: 10.04.2024

Floor: 4 Floors: 4 Year Built: 2017 Car Spaces: 4 Year Of Construction: 2017 Type: Office

## **Amenities**

ID Property ID

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**Outdoor Amenities**