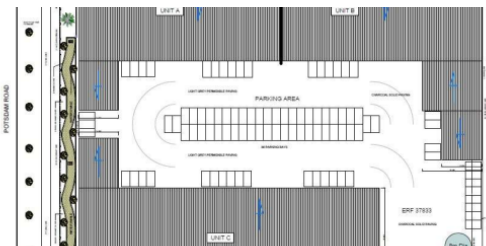
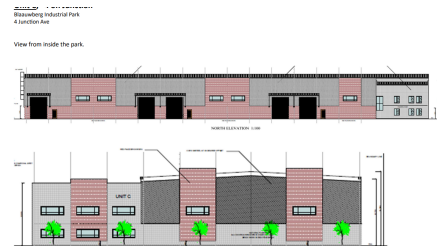


Milnerton, Western Cape

3168m² New development
TO LET



Features

- Fire Sprinkler system (GL4)
- Clearance Height 7,5m
- 125mm Concrete floor
- 150 Amp 3-phase Eskom electricity supply.
- 30 dedicated parking bays + 5 visitors bays
- 5 Loading doors

Blaauwberg Industrial Park - Security complex
 - 24/7 Security controlled entrance.
 - 24/7 Camera monitored (to be installed) and electrified perimeter fence.
 - Perimeter linked to armed response & guard room on site.

Rent R 90.00/m²
 excl vat per month.
 5-year Lease
 9% escalation
 Services +/-R5.50/m²
 excl vat per month. TBC

- Industrial Park security costs
- Fire equipment and sprinklers servicing - basic equipment provided.
- 4 Waste bins
- General cleaning and upkeep of gardens
- General maintenance

R302,544 PM

excl. VAT & Utilities

price per m²: R95

FEATURES

Gross Monthly Rental	R302,544 Excl. VAT
Available From	Negotiable
Lease Period	Negotiable

Building Size (m ²)	3168
Land Size (m ²)	3168
Building Height (m)	8
Zoning	Industrial
Security	Yes

Open Parkings	35
Power 3 Phase	Yes
Power Amps	150
Air Conditioning	No

WEB REFERENCE NO.

DT3168Montjunc

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for more information about this property



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