



**Gary Vos**  
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## 450m<sup>2</sup> Warehouse To Let in Montague Gardens

FEATURED



Web Ref CL19082



R33,750 pm

Gross Monthly Rental R33,750 Excl. VAT

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### 450m<sup>2</sup> Warehouse to Let in Montague Gardens

This functional industrial warehouse on Stella Road offers excellent access to both the N1 and N2 highways. Conveniently situated within walking distance of essential amenities, the property is ideal for businesses seeking both accessibility and practicality.

#### Property Highlights:

4m jack-knife door for efficient loading and unloading

4.5m eaves height

Abundant natural light throughout the warehouse

80 Amp 3-phase power supply

Spacious reception area to welcome clients

First-floor office space for admin or operational needs

Kitchenette

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
Power Amps 80

#### Exterior

Security Yes  
Open Parking Bays 4

#### Sizes

Floor Size 450m<sup>2</sup>  
Building Height 7m