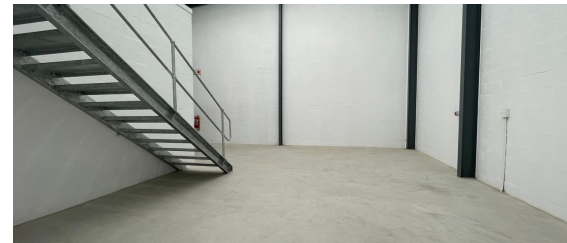
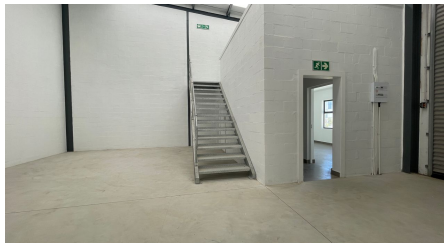




**Milnerton, Western Cape**

**132m<sup>2</sup> Facility Available for Industrial Purposes**



This unit offers outstanding convenience and efficiency for businesses, located in close proximity to key Cape Town hubs. Situated within the prestigious Rivergate industrial development, the property is perfect for businesses seeking a modern warehouse. The area comprises eight newly developed warehouses, each featuring a separate office space with a small kitchenette and two bathrooms, ensuring comfort and functionality.

The warehouse itself boasts several key features, including a double volume area of 78m<sup>2</sup> with a durable power-floated floor and a ceiling height of 6.7 meters. The space benefits from abundant natural light and an automated roller shutter door for easy access. Additionally, there is a 30m<sup>2</sup> mezzanine storage area for vertical storage needs. The ground floor office (16m<sup>2</sup>) comes with modern tiled floors, a kitchenette, and two bathrooms. The premises are equipped with 60 amps of three-phase electricity, ample power plugs, and are ready for solar power installation. Safety is prioritized with fire alarms, extinguishers, palisade fencing, an electric fence, and an intercom system.

**R1,850,000**  
excl. VAT & Utilities

**FEATURES**

Building Size (m <sup>2</sup> )	132
Land Size (m <sup>2</sup> )	132
Zoning	Industrial
Security	No
Open Parkings	3
Covered Parkings	3
Floor Load Capacity	
Power 3 Phase	Yes
Power Amps	60
Air Conditioning	No

WEB REFERENCE NO.  
**COM21692**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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