



#### Property Features

##### Unit A:

- 20 Dedicated Parking Bays
- 150 Amps of 3-Phase Electricity
- 3 Loading Doors
- Eaves Height: 7.5 meters
- Office Space: 180 m<sup>2</sup>, plus an additional 183 m<sup>2</sup> Concrete Mezzanine for extra office or storage needs
- Warehouse Area: 1858 m<sup>2</sup>

##### Unit B:

- 25 Dedicated Parking Bays and 5 Visitor Bays
- 150 Amps of 3-Phase Electricity
- 3 Loading Doors
- Eaves Height: 7.5 meters
- Office Space: 180 m<sup>2</sup>, complemented by a 363 m<sup>2</sup> Concrete Mezzanine for additional office or storage
- Warehouse Area: 2139 m<sup>2</sup>

Killarney Gardens is more than just a location – it's a dynamic industrial hub that has drawn a variety of businesses. Its prime position offers both easy accessibility and significant growth potential, making it the perfect choice for companies looking to expand in the Cape Town area.

Seize this exceptional opportunity to secure a top-tier

**R441,270 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R90

#### FEATURES

Gross Monthly Rental Available From Lease Period R441,270 Excl. VAT Negotiable 60 months

Building Size (m<sup>2</sup>) 4903  
Land Size (m<sup>2</sup>) 13000  
Zoning Industrial  
Security Yes

Open Parkings 55  
Power 3 Phase Yes  
Power Amps 300  
Air Conditioning No

WEB REFERENCE NO.  
**COM21676**

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



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