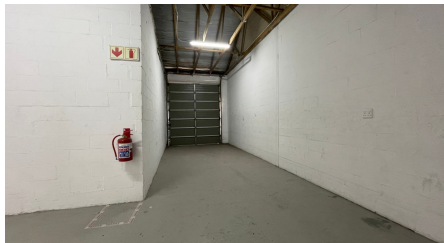
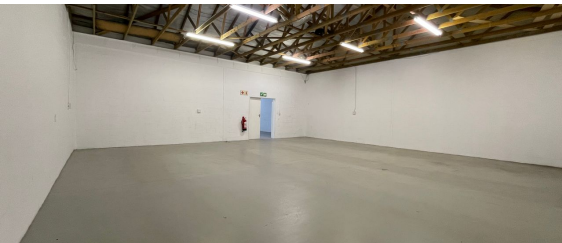




**Milnerton, Western Cape**

**200m² Mini Factory Available for Rent in a Secure Retail Park, Montague Gardens.**



These well-maintained units are available for rent in the secure Milnerton Business Park, offering 24-hour patrolled security for peace of mind. Situated on Racecourse Road, a key route in Montague Gardens, the park provides tenants with excellent access to major transportation links, making it easy to connect to surrounding areas.

**R18,500 PM**  
**excl. VAT & Utilities**  
price per m²: R92

**WEB REFERENCE NO.**  
**COM22892**

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for more information about this property



The units offer open-plan warehouse spaces, along with small office and admin areas, including a kitchenette and staff ablutions. Roller shutter access ensures efficient receiving and distribution, while each unit is equipped with a pre-paid single-phase power supply for better energy management. Fibre-ready infrastructure is also available. Its prime location in Montague Gardens guarantees seamless connectivity to the N7 and N1 highways, as well as nearby retail and public transport options.

**FEATURES**

Gross Monthly Rental Available From	R18,500 Excl. VAT
Lease Period	Immediately 36 months
Building Size (m²)	200
Land Size (m²)	200
Zoning	Industrial
Security	No
Open Parkings	5
Power 3 Phase	No
Air Conditioning	No

**CONTACT**  
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