

To Let

788B Montrose Avenue Unit 6

788B Montrose Avenue, Allandale, Midrand, Gauteng, 1685

CUSHMAN & WAKEFIELD | broll

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The Building

788B Montrose Avenue

The property at 788B Montrose Avenue, Allandale, Midrand is situated within a well-established light industrial and commercial node characterised by warehouse and office developments. Buildings in this area are typically constructed with steel frames and brick or concrete infill, comprising open-plan warehouse space with ancillary office components and staff facilities. Such units generally feature roller shutter door access, adequate yard space for loading and deliveries, and on-site parking, with ceiling heights suitable for storage or light manufacturing. The location offers excellent accessibility to the N1 highway via the Allandale interchange, making it particularly suitable for logistics, distribution, and light industrial operations.

Features

24-hour access | backup water | power support | 3-phase power | fibre-ready | Air Conditioning

Building information

Building sector	**Office**





The Space

340m² Office space available to let in 788B Montrose Avenue, Allandale, Midrand.

340m² Office space available to let in 788B Montrose Avenue, Allandale, Midrand.This spacious 340 m² unit offers a versatile layout suitable for light industrial or commercial use. Located in the heart of Midrand at Innovation Worx Junction, the unit features a roller shutter door for easy deliveries and dispatch, along with access to 3-phase power and fibre-ready connectivity.The unit includes private kitchen and bathroom facilities and offers tenants the convenience of 24-hour access, backup water and power support, and a secure, professionally managed environment.

Unit information

Monthly rental	**R 42 551,00**
Gross lettable area	**340 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 125,15 / m²**
Net rental	Rate: **R 125,15 / m²**

Levies & Fees

Generator Levy	Rate: **R 0,74 / m²**

Parking

Covered	**R 250.00 per bay**
Open	**R 250.00 per bay**



Get in touch



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