

To Let

The Exchange E 05

1 School Street, Milnerton Central, Milnerton, Western Cape, 7441

https://www.cwbroll.co.za

The Building

The Exchange

The Exchange – Modern Industrial Park in the Heart of MaitlandStrategically located at the corner of School Street and Koeberg Road, The Exchange is a contemporary industrial park offering secure, versatile units designed to meet the needs of small to medium-sized businesses. With unit sizes ranging from approximately 99m² to 256m², this development caters to a wide range of operations including warehousing, light manufacturing, creative production, and commercial services. Each unit features a clean, open-plan layout with durable epoxy-coated floors, container-height roller shutter doors for efficient loading, and private amenities such as kitchenettes and restrooms—ensuring comfort and functionality for staff.The park is equipped with 3-phase power (60 amps), making it suitable for light industrial machinery and equipment. Natural light and ventilation enhance the working environment, while the layout supports smooth vehicle movement and truck access. Tenants benefit from secure on-site parking, designated loading zones, and 24-hour controlled access, with perimeter fencing and a professional security presence ensuring peace of mind.What sets The Exchange apart is its exceptional location within the Milnerton Business District. It offers immediate access to Koeberg Road and is just minutes from major arterial routes including the N1, N7, and M5—streamlining logistics and regional distribution. Public transport is readily available, with nearby MyCiTi bus stops and train stations making commuting easy for staff and clients. The park also enjoys excellent visibility for signage, providing valuable exposure for businesses looking to establish a strong presence.Whether you're a growing enterprise or an established operator seeking a modern, secure, and well-connected base, The Exchange delivers the infrastructure, flexibility, and location to support your success in Cape Town's industrial landscape.

Features
Units 99–256m² | Open-Plan | 3-Phase Power | Roller Shutters | Kitchen & Bathroom | Natural Light | 24-Hour Access | Truck-Friendly | Parking & Signage

Building information

Gross Lettable Area	**20,000 m²**
Grade	**Industrial Mini Units**
Building sector	**Industrial**







The Space

115m² Warehouse space available to let in The Exchange, Milnerton Central, Milnerton.

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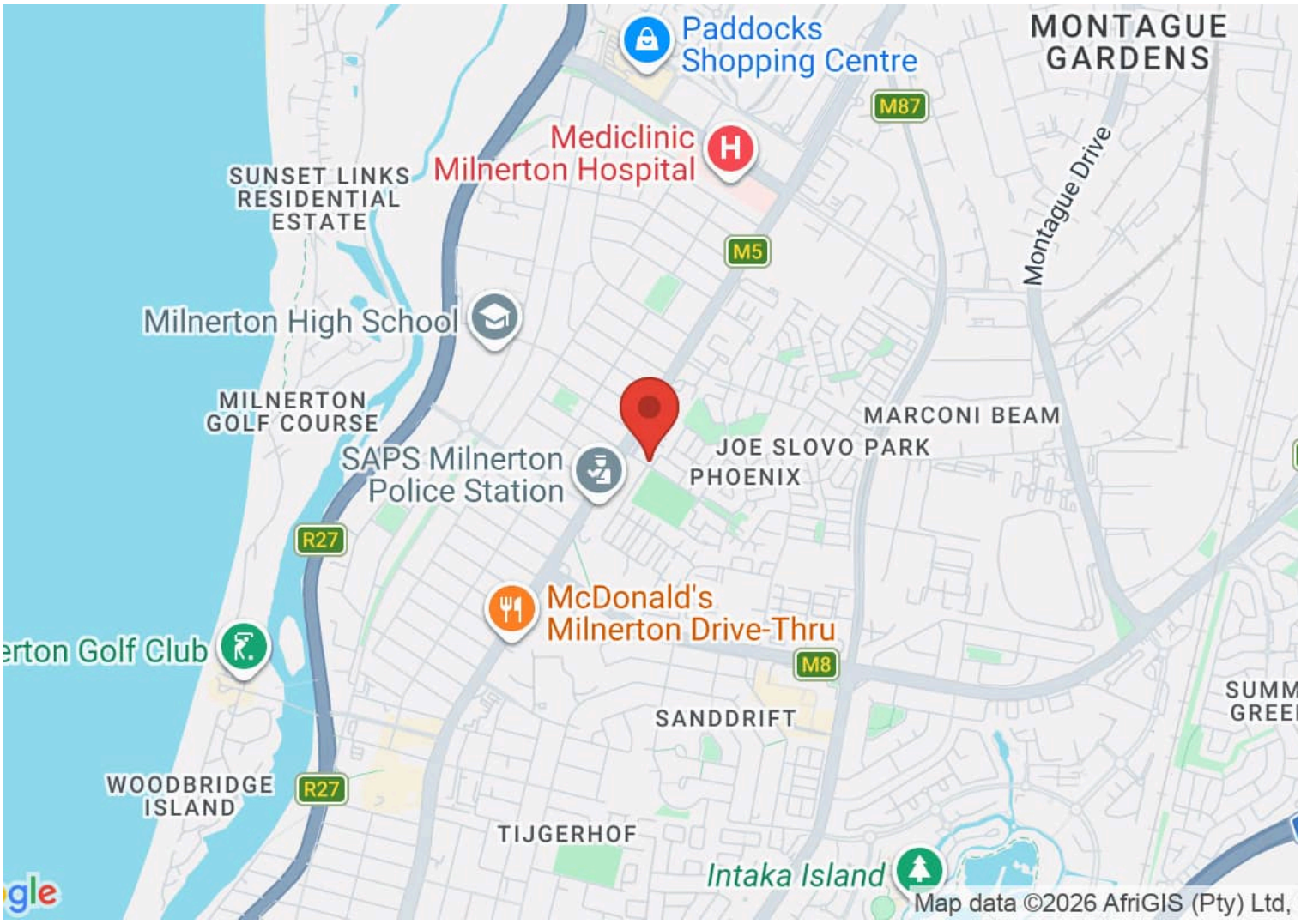
Unit information

Monthly rental	**R 11 627,65**
Gross lettable area	**115 m²**
Listing sector	**Warehouse**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 101,11 / m²**
Net rental	Rate: **R 90,11 / m²**
Operations costs	Rate: **R 11,00 / m²**



Get in touch



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