

To Let

Chain Avenue Unit 1

7 Chain Avenue, Milnerton Ridge, Milnerton, Western Cape

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Chain Avenue

Adding to the existing two units at Chain Avenue are two new, modern units comprising of 2900m2 and 3600m2. Located in the most modern and sought after Montague Gardens, the development neighbours onto the commercial hub of Century City as well as Paarden Eiland allowing for ease of access to Cape Town Harbour. This area is highly accessible and is boarded by the N7 highway, Koeberg Road and Bosmansdam Road. Public transport is made easy through the MyCity public bus transport system service which runs along the main routes. Central Location Easy access to the highway Close to port Close to public transport Close to Century City and Canal Walk Shopping Centre Neat office component Guest houses and hotels situated in the area 4km from Canal Walk Shopping Centre Close to local eateries

Features
6.4m Eaves height | Located in a premier hub | Truck access | Security | Spacious warehousing | Industrial grade flooring | Integrated office

Building information

Gross Lettable Area	**6,843 m²**
Grade	**Distribution Centre**
Building sector	**Industrial**





The Space

5977m² Industrial Warehouse space available to let in CHAIN AVENUE, Milnerton Ridge, Milnerton.

6.4m Eaves height in warehouse 5m Canopy over RSH

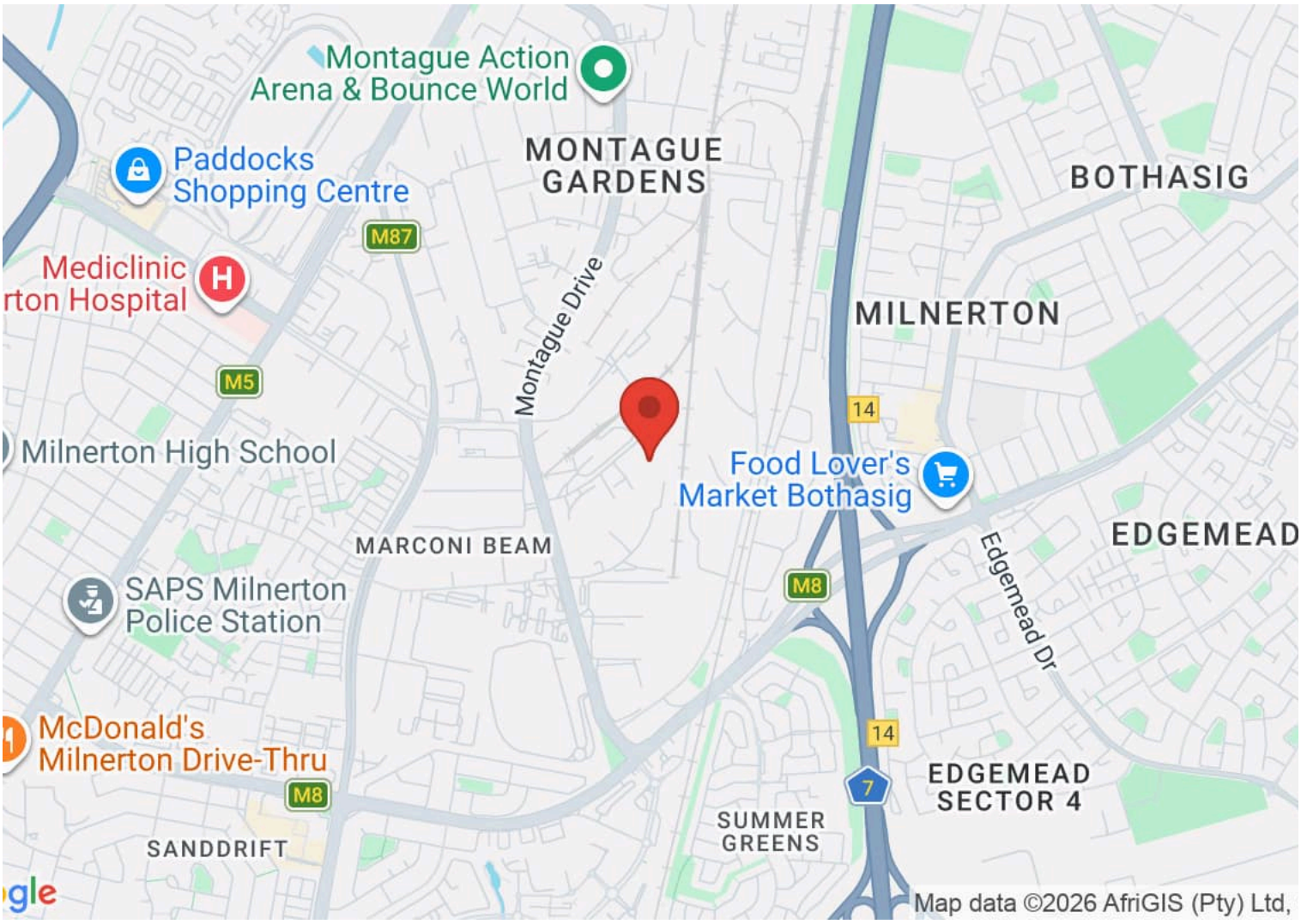
Unit information

Monthly rental	**R 686 550,00**
Gross lettable area	**5,970 m²**
Listing sector	**Warehouse**
Available	**1 December 2026**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 115,00 / m²**
Net rental	Rate: **R 97,61 / m²**
Operations costs	Rate: **R 7,19 / m²**
Assessment rates	Rate: **R 10,20 / m²**



Get in touch



Merrick Spargo
mspargo@broll.com | +27726738747

BM

Brendon Manson-Kullin
bmansonkullin@broll.com | +27795895096



Shane Howe
showe@broll.com | +27722611863