

CREATION WORKS

MONTAGUE GARDENS



inospace

BUY IN MONTAGUE GARDENS

CAPE TOWN'S PRIME INDUSTRIAL HUB

Montague Gardens is Cape Town's leading industrial hub, strategically positioned just off the N1 highway and alongside the thriving Century City precinct.

Creation Works offers unmatched access to the Cape Town Port, CBD, and international airport, placing your business at the heart of the city's logistics and manufacturing network.

A stylized map of Cape Town, South Africa, showing the coastline and major roads. The map is in grayscale with red location pins and labels. The labels are: MONTAGUE GARDENS, CREATION WORKS, CENTURY CITY, CPT HARBOUR, and CPT AIRPORT. The map shows the harbor area to the west and the city grid to the east.

 **CPT
HARBOUR**

 **MONTAGUE
GARDENS**

 **CREATION
WORKS**

 **CENTURY
CITY**

**CPT
AIRPORT** 

HIGH DEMAND INDUSTRIAL SPACE

With natural light, soaring ceilings, screeded floors, brick facades, and brand-new roofs, this space blends industrial strength with modern design.

Available in 400m² and 450m² configurations, each warehouse includes a sleek office component that overlooks the full warehouse floor, giving you complete visibility and control.



4 Designated parking bays



Superlink reticulation



Secure park with CCTV



3-phase power (80 amps)



Fibre-ready connectivity



Expansive yard space

OWN AN INDUSTRIAL PROPERTY



12.5% Capital Appreciation
Annual value growth over the past 5 years



15% Rental Growth
Year-on-year over the past 5 years



100% Occupancy
For units under 500m² in Montague Gardens



Zero Vacancy
Across Cape Town's industrial property market



30% Below Build Cost
Built-in value with a strong upside



40% Solar Savings
On-site solar slashes energy costs



Strong Rental Demand
Appeals to investors and owner-occupiers



Low Maintenance
Durable build needs minimal upkeep



Only 38 Units Available
Limited supply of modern industrial spaces



THE SMARTEST INVESTMENT IN TOWN

Industrial property in Cape Town is a proven investment. It offers strong rental growth, steady value appreciation, and very low vacancies. These units are extremely limited, making this a rare opportunity to invest in an industrial unit, before they sell out.

No Transfer duty. VAT is applicable or zero-rated. Availability and specifications subject to change without notice.



SECURE YOUR UNIT TODAY

BUY DIRECTLY FROM THE OWNER

We're here to guide you with clear answers and practical advice.
Reach out to book a viewing and our team will take care of the rest.
From first look to final details, we make the process simple.

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