



**595**  
**EBREED**

**MONTANA, PRETORIA**

**MINI-UNITS  
FOR SALE / TO LET**

proudly managed by





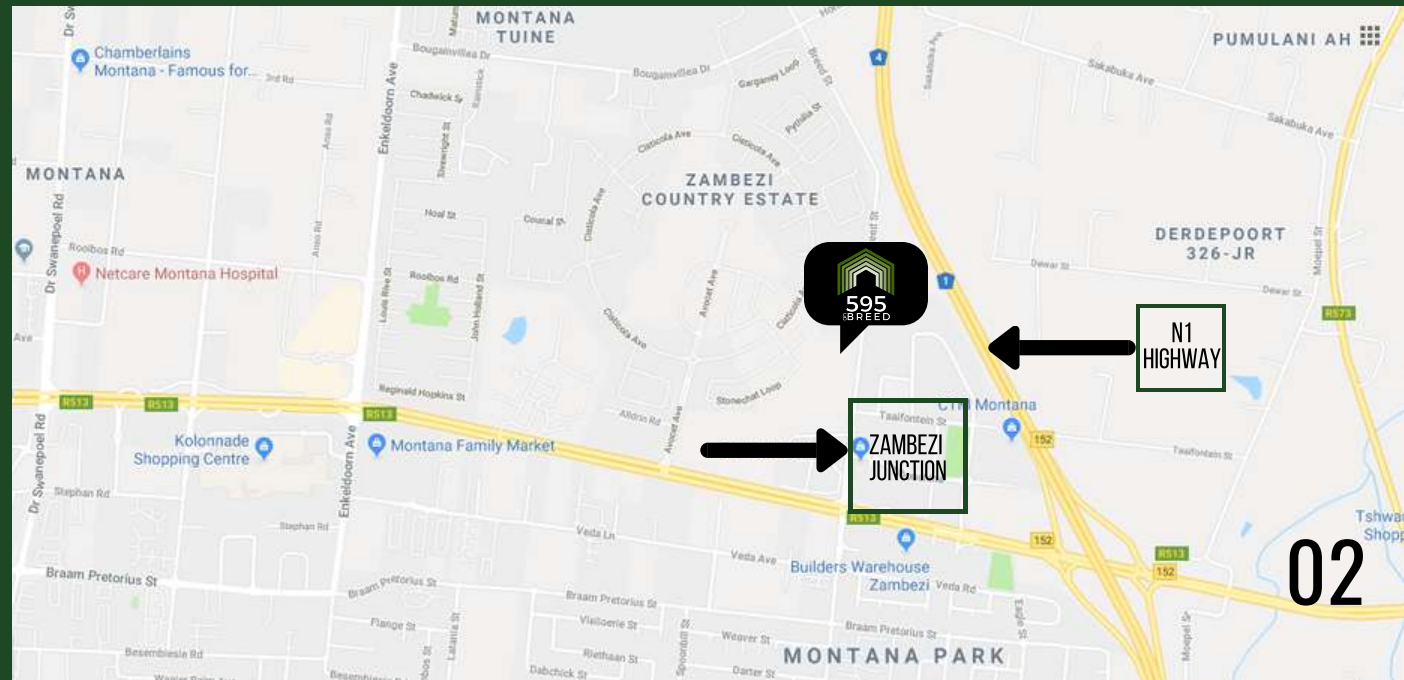
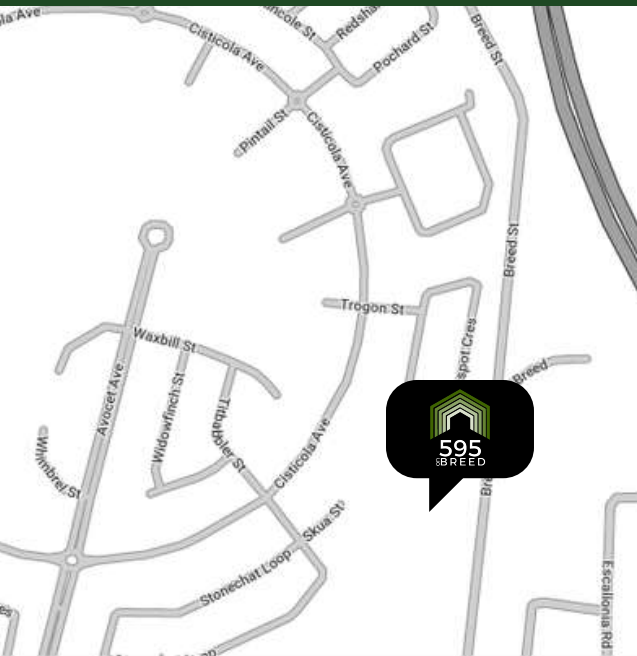
# AN INTRODUCTION TO 595 ON BREED

595 on Breed is a new mini-warehouse park strategically located in Montana North East of Pretoria. This new development offers an exceptional investment opportunity within the industrial property sector. This development is perfect for SMME companies or as a buy-to-let investment opportunity.

# THE LOCATION



595 on Breed is situated on Breed Street, Montana. Located only 2km from the N1 highway and only 4.3km from the N4 highway. The Park is easily accessible for any business. Zambesi Junction Retail Centre and Sefako Makgato (Zambesi Dr) is only 550m from the park.





# ABOUT THE DEVELOPMENT

595 on Breed was designed to satisfy the increasing need for mini warehouse space for small to medium size businesses in the North East business node of Pretoria. The secure 1.6-hectare development includes access control and 24-hour monitoring. The park incorporates neat, functional mini-warehouse /factory space for small to medium size businesses. This is also a rare opportunity to get into the buy-to-let commercial property market.



# THE DEVELOPMENT FEATURES

- ✓ 145m<sup>2</sup> - 225m<sup>2</sup> mini-warehouses
- ✓ 24hr Access Controlled
- ✓ 2km from N1 Highway
- ✓ 4.3km from N4 Highway
- ✓ 500m from Zambezi
- ✓ Junction 550m from Sefako Makgato
- ✓ Small office component
- ✓ Roller shutter door
- ✓ Lock up and go



# PHASING OF DEVELOPMENT PLATFORMS



595  
BREED



ENQUIRIES

0860 009 531

[WWW.595BREED.CO.ZA](http://WWW.595BREED.CO.ZA)



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