



**Nico Human**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 113 663 3)  
082 770 2128  
nico.human@rawson.co.za



**Rudi Papenfus**  
0849838226  
rudi.p@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

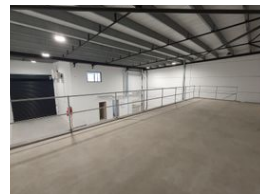
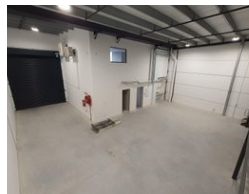
021 5562474

9 Blaauwberg Road  
Blouberggrant  
7441

393m<sup>2</sup> Warehouse To Let in Stikland Industrial



Web Ref CL18417



R38,000 pm

Gross Monthly Rental R38,000 Excl. VAT

0 3

## 393m<sup>2</sup> WAREHOUSE TO LET IN STIKLAND

BRAND NEW 393m<sup>2</sup> A-GRADE WAREHOUSE IN STIKLAND - AVAILABLE IMMEDIATELY!\*\*

Perfectly located in the heart of Stikland Industrial, this warehouse offers excellent visibility, signage opportunities, and accessibility to key routes like the N1, R300, La Belle Road, and Bottellary Road.

### \*\*Warehouse Features:\*\*

- \*\*Size:\*\* 393m<sup>2</sup>
- \*\*Accessibility:\*\* Easy truck access via main routes.
- \*\*Office Space:\*\* Large reception area and open-plan office upstairs.
- \*\*Mezzanine:\*\* Extra workspace or storage.
- \*\*Power:\*\* 3-phase electricity with 63 amps.
- \*\*Loading:\*\* Large roller shutter door.
- \*\*Light & Height:\*\* Excellent natural light and height to eaves.
- \*\*Comfort:\*\* Air-conditioned office areas.
- \*\*Utilities:\*\* Pre-paid electricity.

## Features

<b>Building Name</b>	Unit 1			<b>Sizes</b>	
<b>Zoning</b>	Industrial			Floor Size	393m <sup>2</sup>
<b>Interior</b>				Building Height	7m
Air Conditioning	Yes	<b>Exterior</b>			
Power 3 Phase	Yes	Security	Yes		
Power Amps	63	Open Parking Bays	3		

