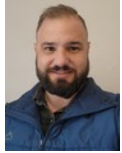




**Nico Human**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 113 663 3)  
082 770 2128  
nico.human@rawson.co.za



**Rudi Papenfus**  
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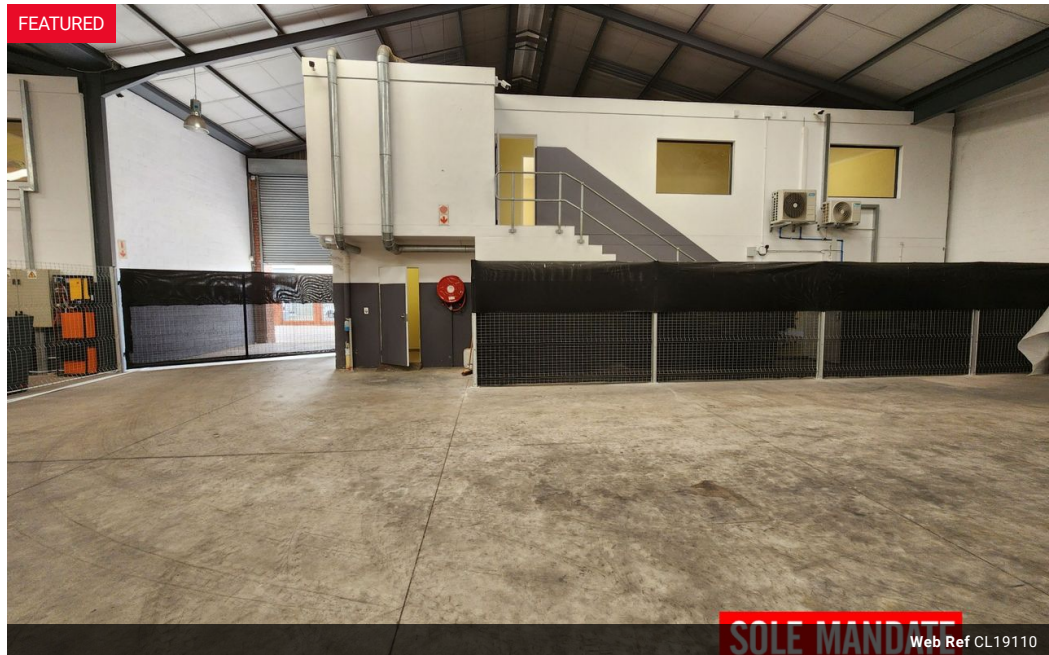
Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

450m<sup>2</sup> Warehouse To Let in Saxenburg Park 2

FEATURED



R32,500 pm

Gross Monthly Rental R32,500 Excl. VAT

3 10

## 450m<sup>2</sup> WAREHOUSE TO LET IN BLACKHEATH

SOLE MANDATE – MODERN 450m<sup>2</sup> WAREHOUSE TO LET | SAXENBURG PARK 2

This modern A-grade 450m<sup>2</sup> warehouse is available to rent on a sub-let basis in the sought-after Saxenburg Park 2, centrally located in the Blackheath industrial node. The property offers excellent visibility, easy truck access, and great signage opportunities.

Additional features include:

Alarm system with armed response – included at no additional cost

Backup battery system – supports basic electrical needs during load-shedding

Ideal for warehousing, distribution, light manufacturing, and various commercial uses.

Prime accessibility via Van Riebeeck Road, Stellenbosch Arterial, R300, N2, and N1. Public transport options including bus, taxi, and train routes are nearby, along with Zevenwacht Mall for added convenience.

Warehouse Features:

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 150

### Exterior

Covered Parking Bays 3  
Open Parking Bays 10

### Sizes

Floor Size 450m<sup>2</sup>