



## Gavin Rudolph

Non-Principal Property Practitioner . Registered with PPRA (FFC 117 094 8) 082 554 3784 gavin.r@rawson.co.za



Rawson Blaauwberg Commercial

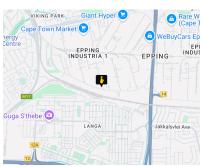
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Contact Rawson Commercial Cape Metropole - Blouberg Franchise

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R16,140 pm

Gross Monthly Rental R16,140 Excl. VAT





## 220m2 INDUSTRIAL WAREHOUSE TO LET IN EPPING INDUSTRIAL

Industrial space at Gunners Factory Park, secure 24-hour facility strategically located alside the train line in Epping 1. This versatile warehouse offers the perfect blend of functionality and convenience for your business needs.

Key features include:

- Double volume warehouse with additional mezzanine storage above the office  $\,$
- Large truck roller door for easy access Well-appointed front office with a small kitchenette
- Two toilets for staff convenience
- 24-hour security for peace of mind

Situated close to the N2 Freeway and public transport routes, Gunners Factory Park ensures excellent accessibility for both logistics and staff commuting. Don't miss this opportunity to elevate your business operations. Contact Gavin Rudolph today to

Extras Security

Zoning Industrial

Interior Power 3 Phase Yes

Power Amps

100

Exterior Open Parking Bays Sizes

Floor Size **Building Height**  220m<sup>2</sup> 6m