



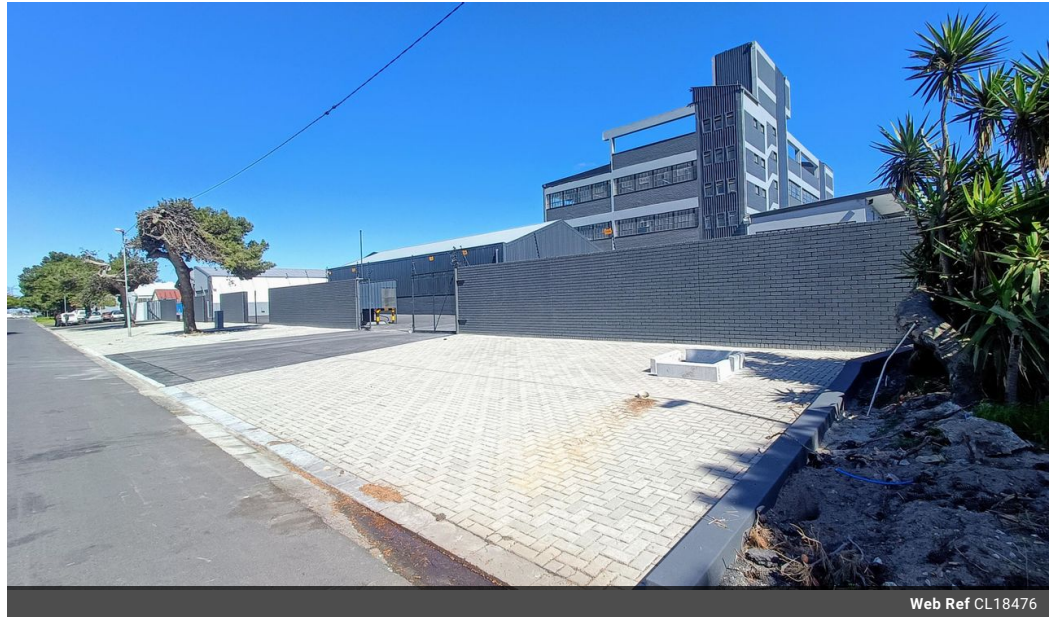
**Gavin Rudolph**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 117 094 8)  
082 554 3784  
gavin.r@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

7,150m<sup>2</sup> Warehouse To Let in Epping Industrial



Web Ref CL18476



R500,500 pm

Gross Monthly Rental R500,500 Excl. VAT

0 35

## 7150m2 WAREHOUSE TO LET IN EPPING INDUSTRIAL

This recently redeveloped building presents an outstanding leasing opportunity for businesses in need of prime warehouse space.

### Property Highlights

- Expansive 7150m<sup>2</sup> area
- Six roller shutter doors (approximately 4.5m in height)
- Ceiling height of roughly 5.7m to the eaves
- Three-phase power supply
- Comprehensive fire sprinkler system
- Hoist lift for efficient material handling
- Insulated roof for temperature control
- Secure private yard
- Accommodates interlink truck access
- Modern office space
- Professional reception area
- Convenient kitchenette and restroom facilities

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	350

### Exterior

Security	Yes
Open Parking Bays	35
Parking Ratio	0.5 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	7,150m <sup>2</sup>
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