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9 Blaauwberg Road  
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7441

2,356m<sup>2</sup> Warehouse To Let in Epping Industrial



Web Ref CL18695



R176,700 pm

Gross Monthly Rental R176,700 Excl. VAT

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## 2356m<sup>2</sup> INDUSTRIAL WAREHOUSE WITH PVT YARD AND GOOD EXPOSURE TO LET IN EPPING 1

This industrial warehouse is conveniently located on the corner of Fisher Avenue and Gunners Circle in Epping 1, within a secure industrial park with 24 hour security.

### Key Features:

- 3 roller doors measuring 3.9m height via Fisher Ave
- An eaves height of 4.6m in main warehouse
- 4th warehouse facing Gunners circle
- 7 Office rooms and a large boardroom
- Neat reception room, kitchenette and 2 admin toilets
- An additional warehouse aside a secure pvt yard
- Another 2 roller doors measuring 4.4m (H) x 4.8m (W)
- This 2nd warehouse has eaves that measure 5m and a apex of 6.4m
- 250 Amp 3phase power supply
- The factory also has two mezzanine levels with concrete floor
- Factory staff have 3 toilets and 3 showers

## Features

**Zoning** Industrial

### Interior

|                  |     |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase    | Yes |
| Power Amps       | 250 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Security          | Yes                         |
| Open Parking Bays | 24                          |
| Parking Ratio     | 1 bays / 100 m <sup>2</sup> |

### Sizes

|                 |                     |
|-----------------|---------------------|
| Floor Size      | 2,356m <sup>2</sup> |
| Building Height | 7m                  |



<https://www.warehouses4africa.com>