



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

2,163m² Warehouse To Let in Epping Industrial



Web Ref CL18701



R151,410 pm

Gross Monthly Rental R151,410 Excl. VAT

0 12

2163m² PRIME WAREHOUSE SPACE TO LET IN EPPING 1

This industrial warehouse is conveniently located in Epping 1, within a secure industrial park that undergoes constant monitoring and 24 hour security control. Unit 8, 24 Gunners Park offers an excellent opportunity for businesses looking for quality industrial space in a prime location.

Key features include:

- *Located adjacent to ECID office
- *Rear roller door: 2.5m height x 4m wide
- *Front roller door: 3.4m height x 5.5m wide
- *3.5m eaves height
- *Excellent natural light (virtually no lights required)
- *100 amp 3-phase power
- *3 factory toilets and 2 urinals
- *Kitchenette
- *Large overhang over very accessible loading area
- *Convenient access inside the park and in front of the unit

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

Exterior

Security	Yes
Open Parking Bays	12
Parking Ratio	1 bays / 100 m ²

Sizes

Floor Size	2,163m ²
Building Height	6m

