



**Gavin Rudolph**  
Non-Principal Property  
Practitioner  
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Cape Metropole - Blouberg  
Franchise

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9 Blaauwberg Road  
Blouberg  
7441

350m<sup>2</sup> Warehouse To Let in Epping Industrial



Web Ref CL18747



R22,223 pm

Gross Monthly Rental R22,223 Excl. VAT

0 4

## 350m<sup>2</sup> INDUSTRIAL WAREHOUSE TO LET IN EPPING INDUSTRIAL

This unit is situated in a secure industrial park in the heart of Epping. The park has 24 hour security and access control. The unit is 350 sqm with carpeted office space, good roof height, drive in access and parking is available just outside the unit.

- \* Net Rental: R20,309 p/m
- \* Ops costs p/m: R1,914 p/m
- \* Ops includes: 24hr security, Electric fenced park and park's maintenance upkeep
- Property features include:
  - Open plan warehouse
  - 80 Amp 3 Phase power
  - Double volume height 5m Eaves
  - 4.5m Height access door
  - Insulated roofing
  - 2 X Large ground floor offices
  - Additional office/ storage on mezzanine
  - Kitchenette
  - 2 X Office toilets

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	4
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	350m <sup>2</sup>
Building Height	7m

