



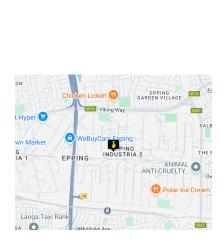
Gavin Rudolph

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 Bloubergrant 7441













Gross Monthly Rental R20,250 Excl. VAT





300m2 INDUSTRIAL WAREHOUSE TO LET IN EPPING INDUSTRIAL

This prime property offers comprehensive amenities and infrastructure that make it an attractive option for commercial tenants seeking functionality and convenience.

Key features include:

- *3.7m high roller door

- *4m eaves height (6m to apex) *80 AMPS of 3-phase power *45m2 mezzanine level for additional workspace
- *Insulated roofing for optimal temperature control
- *Reception and office space leading into the warehouse *Practical amenities such as a kitchenette, 3 toilets, and 1 shower

- *4 dedicated parking bays *24-hour security-controlled access *Onsite shop for convenient food and drink options

Zoning Industrial

Interior Exterior Sizes Power 3 Phase 300m² Yes Yes Floor Size Security Open Parking Bays 80 **Building Height** Power Amps 6m 1 bays / 100 Parking Ratio m²