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## 420m<sup>2</sup> Warehouse To Let in Epping Industrial

FEATURED



Web Ref CL19104



**R31,590 pm**

**Gross Monthly Rental** R31,590 Excl. VAT

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### 420 m2 INDUSTRIAL WAREHOUSE TO LET IN EPPING

Located in one of Cape Town's most established industrial hubs, Epping Industrial offers excellent connectivity and infrastructure just 10km east of the CBD. We are pleased to present a warehouse unit available for lease within the secure and well-managed Gunners Factory Park, positioned at the corner of Gunners Circle and Grenville Avenue.

#### Property Highlights:

420m<sup>2</sup> of double-volume warehouse space

Situated at a prominent corner location for added visibility

Secure park with 24-hour manned security and electric perimeter fencing

Excellent access to major transport routes, including the N1, N2, and Jakes Gerwel Drive

Neat office and reception area with direct access to the warehouse

Mezzanine level above office space, ideal for storage or additional work area

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	4

#### Sizes

Floor Size	420m <sup>2</sup>
Building Height	6m