



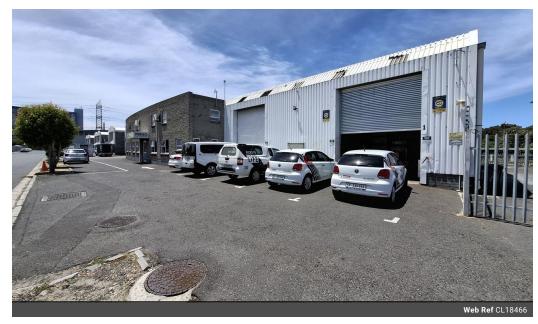
Gavin Rudolph

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 R18,750 Excl. VAT





250m2 PRIME INDUSTRIAL WAREHOUSE TO LET - STRATEGIC LOCATION AND MODERN **AMNETIES**

Situated at the intersection of Voortrekker Road and Jakes Gerwel Drive, this exceptional industrial unit offers businesses a strategically positioned workspace just 9 kilometers from Cape Town's CBD.

Key features:

- * Night shift manned security
- * 3 parking bays and a loading bay
- * 4.5m roller shutter door with an open-plan warehouse
- * 5m eave height, reaching 6m at its apex
- * 60 amp 3-phase power supply
 * 1 factory toilet in the warehouse area
 * Welcoming reception area
- * 2 x 1st floor office components

Zoning Industrial

Interior Exterior Sizes Power 3 Phase 250m² Yes Yes Floor Size Security Open Parking Bays 60 **Building Height** Power Amps 3 6m 1 bays / 100 Parking Ratio m²



Additional Security Levy PM: R605 ex vat

