



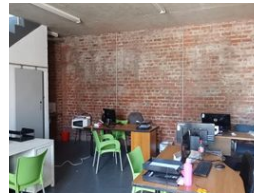
**Gavin Rudolph**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 117 094 8)  
082 554 3784  
gavin.r@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

80m<sup>2</sup> Warehouse To Let in Maitland



R7,000 pm

Gross Monthly Rental R7,000 Excl. VAT

0 2

## 80m<sup>2</sup> VERSATILE DUPLEX INDUSTRIAL WORKSHOP IN PRIME MAITLAND LOCATION

This exceptional duplex industrial workshop is becoming available to let in the secure 7th Ave Business Park at The Old Timber Yard in Maitland. Strategically positioned for easy access to greater Cape Town via major routes (N1, N2, M5, N7), this 80 sqm space offers the perfect blend of functionality and convenience for distribution and service businesses. The thoughtfully designed layout features a practical workshop on the ground floor with roller shutter access, complemented by versatile office/storage space on the upper level.

This premium facility sits within a secure business park environment complete with CCTV surveillance, on-site fibre connectivity, and a small kitchen for your convenience. The beautifully maintained green landscape creates a professional yet welcoming

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	40

### Exterior

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

### Sizes

Floor Size	80m <sup>2</sup>
Building Height	6m

