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9 Blaauwberg Road  
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1,422m<sup>2</sup> Warehouse To Let in Ndabeni



Web Ref CL18216



**R122,600 pm**

**Gross Monthly Rental R122,600 Excl. VAT**

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## 1422m2 INDUSTRIAL WAREHOUSE TO LET IN NDABENI

This property seamlessly blends functionality with contemporary design, situated in one of Cape Town's most central industrial hubs. Its strategic location provides effortless access to major highways and public transport, making it an ideal choice for businesses seeking optimal connectivity.

This premium industrial space boasts:

- Welcoming reception area with a modern kitchen
- Separate male and female bathrooms, including shower facilities
- Large roller shutter door allowing direct access
- Upstairs open-plan office space overlooking the warehouse floor
- Robust 3-phase power supply (80 amps)
- Remote-controlled gates and a yard suitable for articulated trucks
- 5m high electronically controlled roller doors
- Impressive 10m roof height with 7m eaves

## Features

**Zoning** Industrial

### Interior

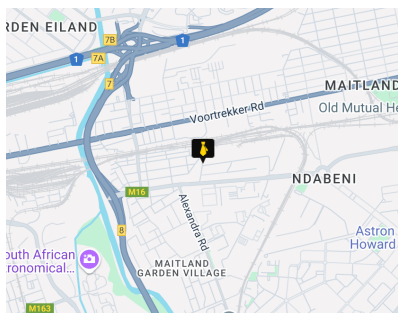
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
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### Sizes

Floor Size	1,422m <sup>2</sup>
Building Height	8m



<https://www.warehouses4africa.com>