



**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

193m<sup>2</sup> Warehouse To Let in Observatory

FEATURED



Web Ref CL18954



R25,000 pm

Gross Monthly Rental R25,000 Excl. VAT

0 4

193m<sup>2</sup> WAREHOUSE TO LET | HIGHLY VISIBLE | DRIVE-IN ACCESS | RETAIL | OFFICE

Perfectly positioned in the heart of Observatory, this versatile 193m<sup>2</sup> commercial unit offers exceptional connectivity and security in the established St Michaels Park complex. With seamless access to major highways including the N2 via Liesbeek Parkway and N1 via the M5, Unit 12 presents an outstanding opportunity for businesses seeking a strategic location with excellent transport links.

#### Key Features:

- \*193m<sup>2</sup> versatile commercial space
- \*3.1m height roller door with 3.8m roof eaves
- \*80 Amp 3-phase electrical supply (easily upgradable)
- \*High-speed fiber optic internet connectivity
- \*Fully carpeted office component
- \*Separate ablution facilities for office and warehouse staff
- \*Convenient kitchenette
- \*Secure pedestrian access directly from St Michaels Road
- \*Intercom-controlled vehicle access
- \*Dedicated parking bays

## Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
Power Amps 80

#### Exterior

Open Parking Bays 4

#### Sizes

Floor Size 193m<sup>2</sup>