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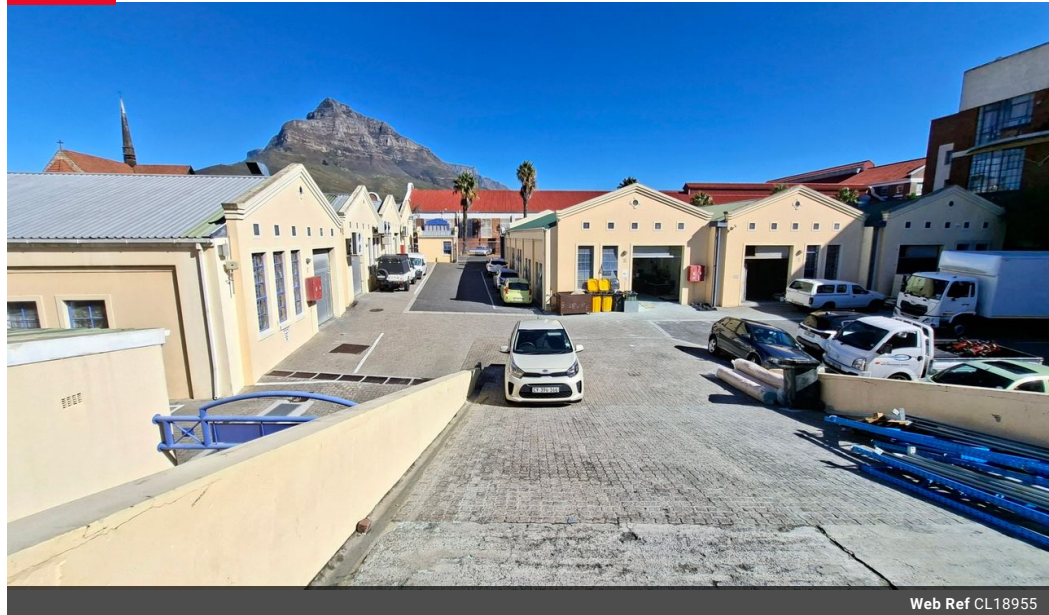
Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

945m<sup>2</sup> Warehouse To Let in Observatory

FEATURED



Web Ref CL18955



R99,225 pm

Gross Monthly Rental R99,225 Excl. VAT

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## 945m<sup>2</sup> WAREHOUSE TO LET | 400 AMP 3-PHASE | DRIVE-IN ACCESS

Strategically located in the secure St Michaels Park in Observatory, ideally positioned with convenient access to major arterial routes including the N2 via Liesbeek Parkway and N1 via the M5, this premium space presents an outstanding opportunity for businesses seeking quality industrial premises.

### Key Features:

- \*945m<sup>2</sup> modern warehouse/industrial space
- \*3.6m roller door with 4m roof height
- \*Robust 400 Amp 3-phase electrical supply
- \*High-speed fiber optic internet connectivity
- \*Air-conditioned office component with parquet flooring
- \*Separate ablution facilities for office and warehouse staff
- \*Secure container-height drive-in access
- \*Intercom-controlled security throughout
- \*13 dedicated parking bays (11 secure within the park, 2 reserved outside)

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
Power Amps 400

### Exterior

Open Parking Bays 13

### Sizes

Floor Size 945m<sup>2</sup>