



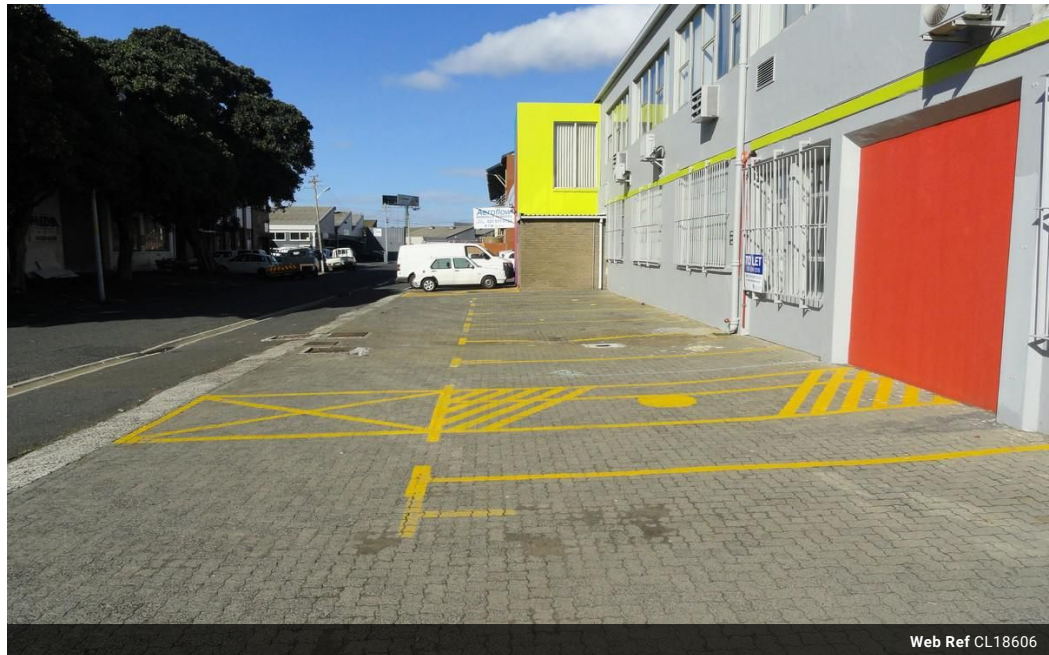
**Gavin Rudolph**  
Non-Principal Property  
Practitioner  
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Cape Metropole - Blouberg  
Franchise

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530m<sup>2</sup> Warehouse To Let in Paarden Eiland



Web Ref CL18606



R45,350 pm

Gross Monthly Rental R45,350 Excl. VAT

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## 530m<sup>2</sup> INDUSTRIAL WAREHOUSE TO LET IN PAARDEN EILAND

Industrial property situated in the highly sought after area of Paarden Eiland, within close proximity to the harbour. This location will be ideal for a company looking for passing trade accessibility to the unit.

The property features the following:

- \* Roller shutter door.
- \* 100 Amp 3 Phase power.
- \* Reception area.
- \* Parking in front of the unit for customers.
- \* Staff ablutions.
- \* Staff canteen area.

Paarden Eiland is one of Cape Town's most established industrial node with several significant industrial users. It is well served by

## Features

**Zoning** Industrial

### Interior

|                  |     |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase    | Yes |
| Power Amps       | 100 |

### Exterior

|               |                             |
|---------------|-----------------------------|
| Security      | Yes                         |
| Parking Ratio | 1 bays / 100 m <sup>2</sup> |

### Sizes

|                 |                   |
|-----------------|-------------------|
| Floor Size      | 530m <sup>2</sup> |
| Building Height | 5m                |

