



## Gary Vos

Non-Principal Property Practitioner . Registered with PPRA (FFC 115 505 6) 082 880 2242 gary.v@rawson.co.za



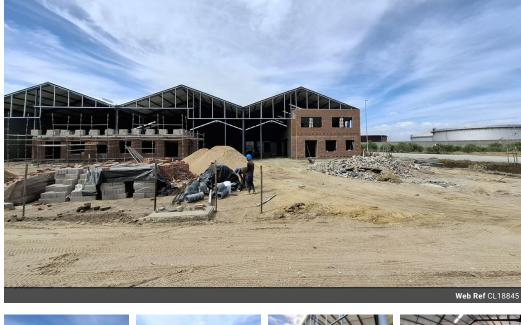
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R46,350 pm

Gross Monthly Rental R46,350 Excl. VAT





## 515m2 PRIME INDUSTRIAL WAREHOUSE COMING SOON TO BLOUBERG BUSINESS PARK

Secure your next business location in this premium industrial park with 24-hour security and controlled access. Strategically positioned off the M5 with seamless connections to major highways (N7, N1, N2 and R300). This newly constructed industrial space offers 515sqm total area including a spacious 389sqm warehouse.

## Property Highlights:

- -Contemporary warehouse (14m x 30m) -45sqm internal loading bay -43sqm ground floor reception with kitchenette
- -44sqm first floor office space (2 separate offices)
- -Additional 39sqm mezzanine storage
- -Impressive ceiling heights (6m eaves, 8m pitch)
- -80 Amp 3-phase prepaid electricity
  -Modern fresh air ventilation system
- -Industrial-grade powerfloated concrete floors -Thermally insulated roof with 450mm ventilators
- -1 admin toilet + 2 warehouse toilets

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	515m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	6	Building Height	8m
Power Amps	80				

