



**Gary Vos**

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



**Linda Breeze**

060 763 7104

admin.blaauwberg@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

515m<sup>2</sup> Warehouse To Let in Killarney Gardens

FEATURED



Web Ref CL18845



R46,350 pm

Gross Monthly Rental R46,350 Excl. VAT

0 6

## 515m<sup>2</sup> 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

## Features

**Zoning** Industrial

### Interior

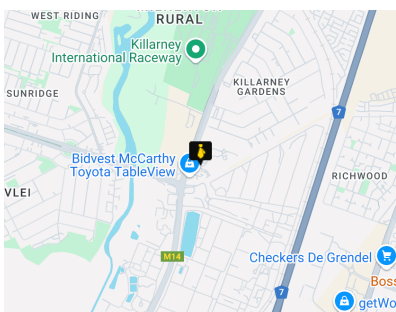
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	6

### Sizes

Floor Size	515m <sup>2</sup>
Building Height	8m



<https://www.warehouses4africa.com>