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523m<sup>2</sup> Warehouse To Let in Killarney Gardens



Web Ref CL18850



R47,070 pm

Gross Monthly Rental R47,070 Excl. VAT

0 6

## 516m<sup>2</sup> | PRIME INDUSTRIAL UNIT TO LET | BLOUBERG BUSINESS PARK 2

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

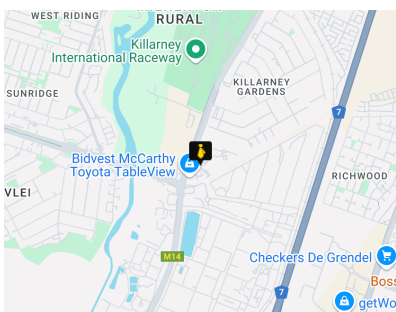
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	6
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	523m <sup>2</sup>
Building Height	8m



<https://www.warehouses4africa.com>