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 7441

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

FEATURED



Web Ref CL19042



R46,350 pm

Gross Monthly Rental R46,350 Excl. VAT

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### 515m<sup>2</sup> PRIME INDUSTRIAL WAREHOUSE TO LET IN BLOUBERG BUSINESS PARK

Don't miss this prime opportunity to secure a contemporary industrial facility in a secure park with 24/7 security and access control. Strategically located near the M5, the site offers seamless connectivity to major routes including the N1, N2, N7, and R300 –ideal for efficient logistics and distribution.

#### Property Highlights:

Modern warehouse spanning 389sqm (14m x 30m)

45sqm dedicated internal loading bay for streamlined dispatch and deliveries

43sqm ground-floor reception area with a kitchenette, creating a professional first impression

44sqm first-floor office suite featuring two enclosed offices

Additional 39sqm mezzanine level for versatile storage

Impressive roof clearance: 6m at eaves, reaching up to 8m at the apex

### Features

**Zoning** Industrial

#### Interior

Power 3 Phase Yes  
 Power Amps 80

#### Sizes

Floor Size 515m<sup>2</sup>