



Gavin Rudolph
 Non-Principal Property Practitioner
 Registered with PPRA (FFC 117 094 8)
 082 554 3784
 gavin.r@rawson.co.za

Contact Rawson Commercial
 Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road
 Blouberg
 7441



Web Ref CL18520



R29,965 pm

Gross Monthly Rental R29,965 Excl. VAT

0 5

461m² Industrial manufacturing steel, furniture manufacturing, distribution and storage warehouse

Prime location on busy Connaught Road, just off Francie van Zijl drive. Features warehouse with truck-height roller door and natural skylight. Front section includes tiled reception, two offices, and showroom. Comes with five parking bays, air conditioning, and neat kitchenette. Powered by 60-amp three-phase electricity.

Located in active Beaconvale CID area. Ready for occupation 1 February. Property offers excellent visibility for passing trade. Perfect mix of warehouse and office space. Well-maintained standalone unit. Ideal for businesses needing accessible commercial

Features

Zoning Industrial

Interior

| | |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase | Yes |
| Power Amps | 60 |

Exterior

| | |
|-------------------|-----------------------------|
| Security | Yes |
| Open Parking Bays | 5 |
| Parking Ratio | 1 bays / 100 m ² |

Sizes

| | |
|-----------------|-------------------|
| Floor Size | 461m ² |
| Building Height | 7m |

