



**Gavin Rudolph**  
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 Cape Metropole - Blouberg Franchise

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9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18354



R20,250 pm

Gross Monthly Rental R20,250 Excl. VAT

0 4

### 300m<sup>2</sup> WAREHOUSE TO LET IN EPPING INDUSTRIAL

21 Christian Avenue boasts an industrial park located in Epping 2. The park has 24hr security-controlled access. There is shop inside the park for easy access to food & drinks.

Property features include:

- 3.7m High roller door.
- 80 AMPS of 3 phase power.
- 4m Eaves height and 6m to apex.
- 45m<sup>2</sup> mezzanine level.
- Insulated roofing.
- Large reception/ office space that leading into the warehouse.
- Kitchenette
- 3 X toilets.
- 1 x shower.
- 4 x Parking bays.

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
 Power Amps 80

**Exterior**

Security Yes  
 Open Parking Bays 4  
 Parking Ratio 1 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 300m<sup>2</sup>  
 Building Height 6m

