



Gavin Rudolph
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 Cape Metropole - Blouberg Franchise

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9 Blaauwberg Road
 Blouberg
 7441



Web Ref CL18453



R252,920 pm

Gross Monthly Rental R252,920 Excl. VAT

0 40

3968m² INDUSTRIAL WAREHOUSE WITH LARGE PRIVATE YARD TO LET IN EPPING INDUSTRIAL

Located with direct proximity to both N1 and N2 highways via Jakes Gerwel Drive (M7), this property offers unparalleled transportation connectivity and convenience for regional and national operations.

Key Property Specifications:
 Total Ground Area: 3,273 sqm GLA
 Mezzanine Level: 129 sqm
 Offices and Kitchen: 566 sqm
 Total Gross Lettable Area: 3,968 sqm
 400 AMP 3-phase power supply
 Fire sprinkler system installed
 8 undercover parking bays
 Expansive 1,350 sqm private yard
 Multiple roller shutters (1 x 3.8m, 2 x 3m)
 2 x dock loaders
 4.4m clear height

Features

Zoning Industrial

Interior

Power 3 Phase Yes
 Power Amps 400

Exterior

Open Parking Bays 40
 Parking Ratio 1 bays / 100 m²

Sizes

Floor Size 3,968m²
 Building Height 6m

