



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 CL18477



R213,290 pm

Gross Monthly Rental R213,290 Excl. VAT

0 27

2770m² INDUSTRIAL WAREHOUSE WITH PRIVATE YARD

Located at 54 Bofors Circle, this industrial property offers a 2770 square meter warehouse with a 2200 square meter yard. The open-plan factory floor minimizes structural interruptions, optimizing operational efficiency with 3-phase power and three large roller doors that facilitate smooth logistical operations.

Key features:

- *Round-the-clock professional security monitoring
- *A fully enclosed private yard
- *Three large 5-meter roller doors
- *100-amp 3-phase electrical capacity
- *Flexible open-plan and private office configurations
- *Comprehensive staff facilities including kitchen and canteen
- *Separate male and female ablution areas
- *Additional mezzanine storage options

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

Exterior

Security	Yes
Open Parking Bays	27
Parking Ratio	1 bays / 100 m ²

Sizes

Floor Size	2,770m ²
Land Size	2,770m ²
Building Height	7m

