



**Gavin Rudolph**  
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 Cape Metropole - Blouberg Franchise

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9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18628



R22,500 pm

Gross Monthly Rental R22,500 Excl. VAT

0 4

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

This prime location offers convenient 24-hour security-controlled access, ensuring peace of mind for businesses. An on-site cafe provides easy access to food and drinks.

- Property Features:
- Available from 1 June 2025 (one month's notice can be negotiated)
  - 3.7m High roller door
  - 80 AMPS of 3-phase power
  - Large reception/office space leading into the warehouse
  - 4m eaves height and 6m to apex
  - 45m<sup>2</sup> mezzanine level
  - Insulated roofing
  - Good natural lighting
  - Kitchenette
  - 3 x toilets
  - 1 x shower
  - 4 x parking bays

### Features

Zoning Industrial

#### Interior

Air Conditioning Yes  
 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

