



**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

## 340m<sup>2</sup> Warehouse To Let in Epping Industrial



Web Ref CL18818



R24,725 pm

Gross Monthly Rental R24,725 Excl. VAT

0 4

## 340m<sup>2</sup> Warehouse To Let in Epping Industrial

This industrial unit is strategically located in a secure truck-friendly park with 24/7 security, offering excellent accessibility to major freeways and public transport. Ideal for manufacturing, engineering, storage, or distribution operations, it combines practicality with cost-efficiency in a well-designed space.

Key features include:

- Large, double volume warehouse with additional stacking space
- Natural skylight for reduced electricity costs
- Office configuration: 2 front offices and 1 upstairs office
- 20sqm mezzanine level
- Large container roller jackknife door
- 3-Phase 100Amps power supply
- 4 customer parking bays
- Staff ablutions with shower
- Workers changing room

## Features

Zoning Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

### Exterior

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

### Sizes

Floor Size	340m <sup>2</sup>
Building Height	7m

