



**Nico Human**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 113 663 3)  
 082 770 2128  
 nico.human@rawson.co.za



**Rudi Papenfus**  
 0849838226  
 rudi.p@rawson.co.za

Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberggrant  
 7441



Web Ref CL18773



R37,100 pm

Gross Monthly Rental R37,100 Excl. VAT

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## 417m<sup>2</sup> WAREHOUSE TO LET IN FISANTEKRAAL

**\*\*Brand New 417m<sup>2</sup> Warehouse in Fisantekraal Industrial - Perfect for Warehousing and Distribution\*\***

This newly built 417m<sup>2</sup> warehouse is available for rent in Fisantekraal Industrial, offering a prime location within an access-controlled business park. With excellent access from Wellington Road, this space is ideal for warehousing, light manufacturing, distribution, or as a base of operations.

**### Key Features:**

- Large reception area
- Open-plan office upstairs
- Separate ablutions for office and warehouse staff
- Large roller shutter door for easy loading and offloading
- Ample parking space
- Excellent height to eaves and peak
- 3-phase, 60-amp power
- Bright and spacious warehouse floor with good natural light

**### Accessibility & Location:**

### Features

<b>Building Name</b>	Unit 2			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	417m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	7m
Power 3 Phase	Yes	Open Parking Bays	4		
Power Amps	60				

