

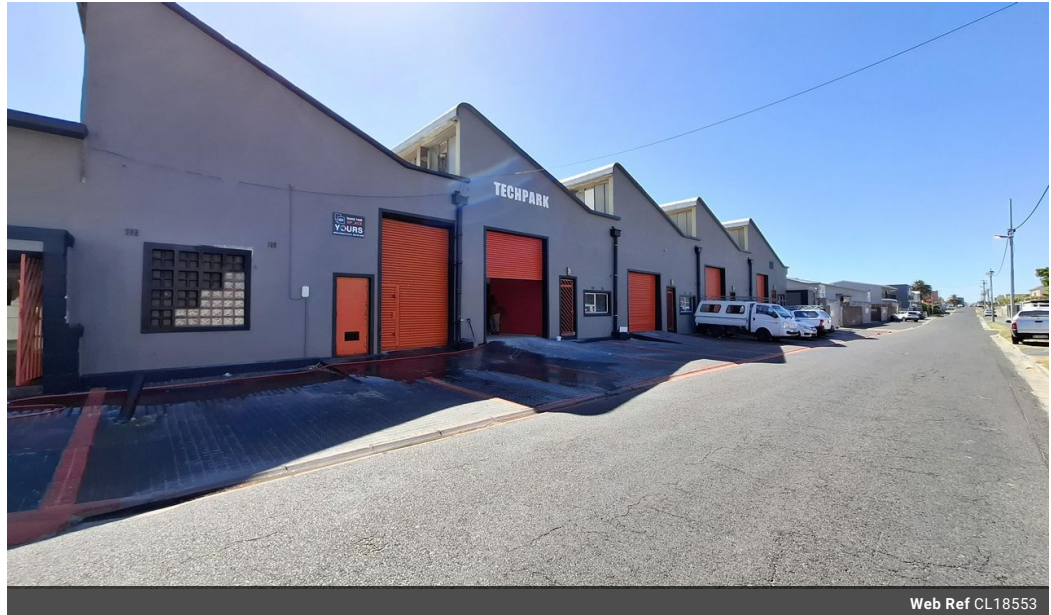


**Gavin Rudolph**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 117 094 8)  
 082 554 3784  
 gavin.r@rawson.co.za

Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18553



R22,865 pm

Gross Monthly Rental R22,865 Excl. VAT

0 2

## 269m<sup>2</sup> INDUSTRIAL WAREHOUSE TO LET IN MAITLAND

The facility offers 3-phase power, reinforced flooring, and a 3.9m high roller door, while abundant natural light creates an inviting work environment. An included administrative area provides essential office space. There will be electric fencing, 24hr security and CCTV.

Situated in the thriving industrial hub of Maitland, this warehouse offers unmatched accessibility to Cape Town's major transportation networks and diverse markets. The secure premises include two dedicated parking bays and accommodates large

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	50

#### Exterior

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

#### Sizes

Floor Size	269m <sup>2</sup>
Building Height	7m

