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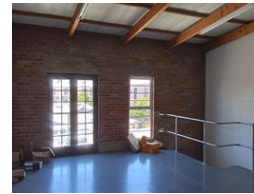
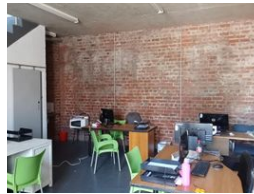
Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18661



R7,000 pm

Gross Monthly Rental R7,000 Excl. VAT

0 2

## 80m<sup>2</sup> VERSATILE DUPLEX INDUSTRIAL WORKSHOP IN PRIME MAITLAND LOCATION

This exceptional duplex industrial workshop is becoming available to let in the secure 7th Ave Business Park at The Old Timber Yard in Maitland. Strategically positioned for easy access to greater Cape Town via major routes (N1, N2, M5, N7), this 80 sqm space offers the perfect blend of functionality and convenience for distribution and service businesses. The thoughtfully designed layout features a practical workshop on the ground floor with roller shutter access, complemented by versatile office/storage space on the upper level.

This premium facility sits within a secure business park environment complete with CCTV surveillance, on-site fibre connectivity, and a small kitchen for your convenience. The beautifully maintained green landscape creates a professional yet welcoming

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 40

#### Exterior

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

#### Sizes

Floor Size 80m<sup>2</sup>  
 Building Height 6m

