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9 Blaauwberg Road  
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 7441

1,461m<sup>2</sup> Warehouse To Let in Ndabeni



Web Ref CL18682



R131,472 pm

Gross Monthly Rental R131,472 Excl. VAT

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### 1461m<sup>2</sup> INDUSTRIAL WAREHOUSE TO LET IN NDABENI

This spacious industrial unit in Oude Molen Business Park, Ndabeni, offers a total of 1,091sqm of warehouse space paired with 370sqm of office space.

Key features of this unit include:

- Two 4.5m high roller doors
- 7.5m roof eave height
- 100 amps of power supply
- Racking + cages will be removed/ or negotiate purchase via current tenant
- Seperate warehouse/ admin ablutions
- Duplex office layout
- Reception area
- Staff kitchenette
- Alarm system and cameras
- Ample secure parking for staff and clients

### Features

**Zoning** Industrial

#### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	100

#### Exterior

Security	Yes
Open Parking Bays	12
Parking Ratio	1 bays / 100 m <sup>2</sup>

#### Sizes

Floor Size	1,461m <sup>2</sup>
Building Height	10m

