



**Gary Vos**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 115 505 6)  
 082 880 2242  
 gary.v@rawson.co.za



**Linda Breeze**  
 060 763 7104

admin.blaauwberg@rawson.co.za

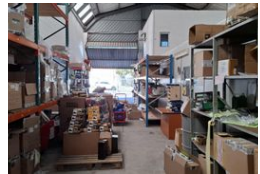
Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18781



R25,420 pm

Gross Monthly Rental R25,420 Excl. VAT

0 4

SOLE MANDATE | 410m<sup>2</sup> WAREHOUSE TO LET | 28A MANSELL ROAD | KILLARNEY GARDENS

This versatile facility combines ample storage capacity with professional office accommodations to support diverse business operations.

- Key Features:
- Mezzanine storage / office space of aprox 60m<sup>2</sup>
  - 60 amp 3-phase power supply
  - 4.2m high tip-up access door to warehouse
  - 6.5m eaves with roof pitch reaching 7.8m in height
  - Large carpeted reception area
  - 1st floor boardroom
  - 1 dedicated warehouse toilet
  - 2 admin toilets for office staff

Features

Zoning Industrial

Interior

Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 60

Exterior

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

Sizes

Floor Size 410m<sup>2</sup>  
 Building Height 8m

