



**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  
 Blouberggrant  
 7441



Web Ref CL18782



**R23,450 pm**

**Gross Monthly Rental R23,450 Excl. VAT**

0 5

**SOLE MANDATE | 350m<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:**

- 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
- 1 dedicated warehouse toilet
- Large carpeted reception area
- 2 admin toilets for office staff
- 1st floor boardroom

**Features**

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 60

**Exterior**

Security Yes  
 Open Parking Bays 5  
 Parking Ratio 1 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 350m<sup>2</sup>  
 Building Height 8m

