



**Gavin Rudolph**  
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Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

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9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL17836



R15,900 pm

Gross Monthly Rental R15,900 Excl. VAT

2 0

## 207m<sup>2</sup> WAREHOUSE / OFFICE / DESIGN STUDIO / LIGHT MANUFACTURING TO LET IN OBSERVATORY

St Michaels Park offers a selection of secure business and light industrial units centrally located in the vibrant suburb of Observatory. The park boasts easy access to major routes, including the N2 via Liesbeek Parkway and the N1 via the M5, ensuring seamless connectivity for your operations. Unit 8A presents an exceptional opportunity for businesses seeking a well-appointed and secure premises.

### Key features:

- Intercom-controlled secure pedestrian access directly from St Michaels Road
- Intercom controlled pedestrian and drive-in access via the main Howe Street entrance
- 2.1m Roller-shutter door for convenient drive-in access
- 60 Amps of 3-phase power, with on-site electrical substation for easy upgrades
- Fully carpeted office component with a kitchenette

## Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 60

**Exterior**  
 Security Yes  
 Covered Parking Bays 2  
 Parking Ratio 1 bays / 100 m<sup>2</sup>

**Sizes**  
 Floor Size 207m<sup>2</sup>

