

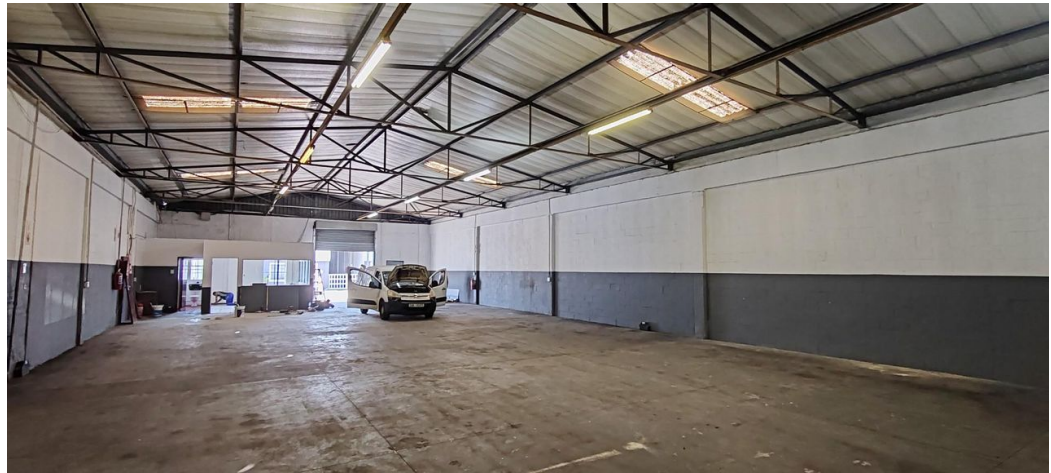


**Gavin Rudolph**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 117 094 8)  
 082 554 3784  
 gavin.r@rawson.co.za

Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18679



R25,675 pm

Gross Monthly Rental R25,675 Excl. VAT

0 4

### 395m<sup>2</sup> WELL PRICED INDUSTRIAL WAREHOUSE TO LET

24 Hour security, well priced unit available to rent in Elsies River Industrial and the unit has easy access, 3 phase power and 1 truck roller shutter door access. Premises has neat offices, ablutions and approximately 4 parking bays, on 23rd Street, Elsies river industrial, Coleman Park

Elsies River is in close proximity to other Industrial areas, such as Parow Industrial and Beaconvale. Also nearby to the property are public transport links and amenities. Byers Security, on street foot patrols and vehicle armed response, also local City Improvement

### Features

**Zoning** Industrial

**Interior**

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 395m<sup>2</sup>  
 Building Height 6m

