



**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

NEW



Web Ref CL18831



R140,990 pm

Gross Monthly Rental R140,990 Excl. VAT

0 12

## 1972m<sup>2</sup> | INDUSTRIAL WAREHOUSE TO LET IN BEACONVALE | BEACONVALE

This industrial facility offers an ideal combination of space and functionality for your business needs. The property features a secure private yard and modern amenities throughout.

### Key Features:

- \* Impressive 6.3m eaves height Insulated roofing
- \* Energy-efficient LED lighting
- \* Motion-censored lighting throughout
- \* 125 amp 3-phase power supply
- \* Two motorized roller doors (5m x 4.3m wide)
- \* Five dedicated warehouse offices
- \* Seven warehouse toilets
- \* First floor with storage, toilet, 3 large and 2 medium offices
- \* Ground floor with dual reception areas, 2 toilets, and kitchenette
- \* Secure 60m<sup>2</sup> private yard with electric fencing

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	125

### Exterior

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

### Sizes

Floor Size	1,972m <sup>2</sup>
Building Height	8m

