



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

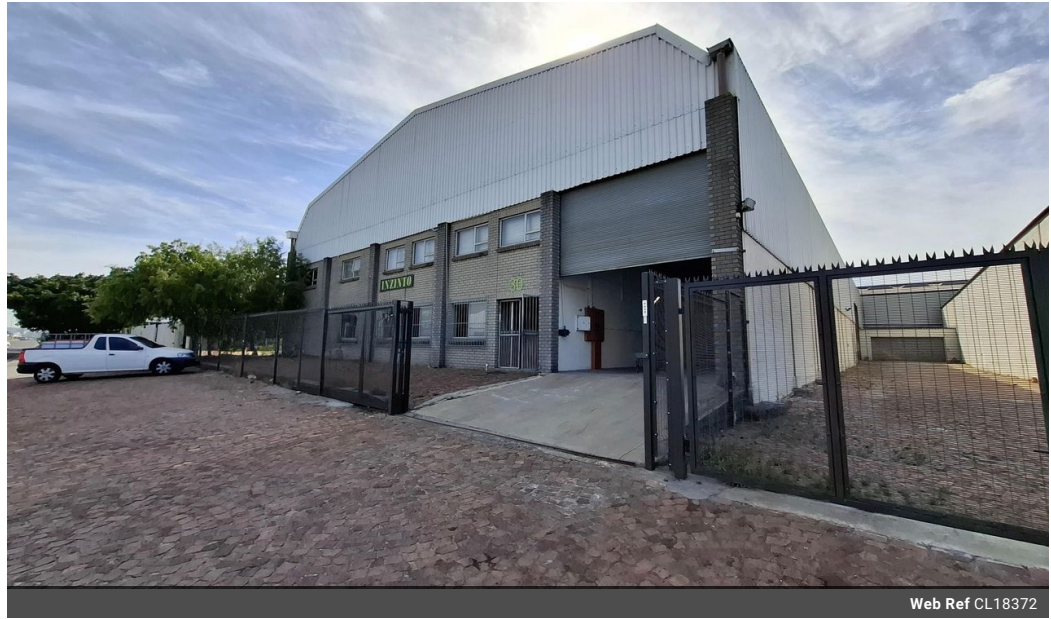


**Nico Human**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 113 663 3)  
 082 770 2128  
 nico.human@rawson.co.za

Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberggrant  
 7441



Web Ref CL18372



**R91,000 pm**

**Gross Monthly Rental** R91,000 Excl. VAT

0 10

## 1300m<sup>2</sup> INDUSTRIAL WAREHOUSE TO LET IN PAROW INDUSTRIAL

Boasting excellent exposure onto busy Junction Road, this industrial property offers an expansive open factory floor with 10 metre height clearance and abundant natural skylight throughout, making it perfect for manufacturing or distribution operations.

- Key features include:
- 8m eaves height ideal for high-volume stacking
  - Column-free warehouse space
  - 80 Amp 3 Phase power
  - Two 5m high X 4.1m Wide Roller shutter doors
  - (One with direct warehouse access from Junction street)
  - (2nd roller door accessed via pvt yard aside the warehouse)
  - Double storey tiled and modern office space
  - 2nd floor mezzanine above offices

Strategically positioned in Parow Industria this property offers unreat accessibility to service all areas of Cape Town. Located just

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	10
Parking Ratio	1 bays / 100 m <sup>2</sup>

### Sizes

Floor Size	1,300m <sup>2</sup>
Building Height	10m

**Extras**  
 Security

