

Blackheath, Western Cape

**3503m² AAA Grade
Industrial property available
TO LET in 2025**



This industrial property in Blackheath Industrial offers a spacious and functional warehouse ideal for businesses in need of ample operational space. It features open parking bays for both staff and clients, 250 amps of 3-phase power, and air conditioning, ensuring sufficient power supply and a comfortable working environment. The warehouse boasts high ceilings and roller shutter doors, providing plenty of room for storage and operations.

The office area includes a reception space for enhanced customer service and administrative tasks, along with a kitchenette and restroom facilities for added convenience. Security is a key feature, with secure fencing and access control to safeguard the property and its occupants. Located in Blackheath Industrial, the property offers easy access to major transport routes, including the N1 and N2 highways, making it well-suited for logistics and distribution. Rental excludes operational costs of R8.56/m² and rates of R4.00/m², with all prices quoted excluding VAT.

R253,757 PM

excl. VAT & Utilities

price per m²: R72

FEATURES

Gross Monthly Rental Available From	R253,757 Excl. VAT
Lease Period	March 1, 2025 Negotiable
Building Size (m ²)	3503
Land Size (m ²)	3503
Building Height (m)	9
Zoning	Industrial
Security	Yes
Open Parkings	20
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	Yes

**WEB REFERENCE NO.
COM21429**

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for more information about this property



CONTACT
JUAN GROENEWALD

082 652 3445 / (021) 5699697

juan@3cubeproperty.co.za