

Blackheath, Western Cape

3065m² AAA Grade property becoming available TO LET in 2024 just off the Stellenbosch Arterial Road



UNIT A1	UNIT A3	UNIT A5
Warehouse: 2 746m ²	Warehouse: 3 307m ²	Warehouse: 3 307m ²
Ground floor office: 536m ²	Ground floor office: 596m ²	Ground floor office: 596m ²
First floor office: 1 620m ²	First floor office: 1 620m ²	First floor office: 1 620m ²
Total: 2 945m ²	Total: 3 503m ²	Total: 3 503m ²

Phase 1 Building A
GLA 19 703m²

UNIT B1	UNIT B3	UNIT B5
Warehouse: 2 883m ²	Warehouse: 2 883m ²	Warehouse: 4 392m ²
Ground floor office: 424m ²	Ground floor office: 424m ²	Ground floor office: 424m ²
First floor office: 1 250m ²	First floor office: 1 250m ²	First floor office: 1 250m ²
Total: 3 557m ²	Total: 3 557m ²	Total: 3 296m ²

Phase 2 Building B
GLA 21 773m²

UNIT B2	UNIT B4	UNIT B6
Warehouse: 3 807m ²	Warehouse: 2 422m ²	Warehouse: 4 221m ²
Ground floor office: 516m ²	Ground floor office: 516m ²	Ground floor office: 621m ²
First floor office: 1 250m ²	First floor office: 1 250m ²	First floor office: 1 250m ²
Total: 3 573m ²	Total: 2 831m ²	Total: 4 000m ²

- Building specifications**
- 250amps Three phase supply with remote metering.
 - Office & Warehouse space from 2000m² to 40,000m² (GLA).
 - Internal Clear height of 9 meters.
 - Minimum yard depth of 35,200m to face of the warehouse.
 - Perimeter walls of warehouse constructed using 718-up, 2.5 m above finish floor level or Regard Back Brick 9x2.5m above floor finish level with vertical 2 hour rated drywall to underside of Roof Sheeting.
 - External Tie-up walls to warehouse perimeter along dock face 5.5 meters high above surface foot level.
 - Power floored PA3 Floor to Warehouse.
 - Load bearing capacity up to 100kN.
 - High lift sectional overhead dock doors to the warehouse.
 - 3 roller shutter doors with a further option of a further 2 RSD's at the tenants choice. Larger warehouses to receive 3 RSD's with an option to double that at the tenant's choice.
 - 5 meter-deep canopy provided over all dock doors.
 - Dock facilities at separate covered roof zone - This dock set with electrical
 - All external developments in any exposed facing roads to be iron aluminium and protected.
 - 5,00(h) x 4,00(w) Sectional Overhead Doors (Vertical Lift) per unit.
 - Maximised flexibility with open plan office space.
 - Power supplied by Eskom.
 - Photovoltaic solar panels to warehouse roof.
 - LED high bay lighting to warehouse.
 - Fully mechanically ventilated warehouse.
 - Natural lighting is provided to the vertical surfaces of the warehouse with reinforced translucent sheeting.
 - The Warehouse is fully sprinkler protected and compliant to ASB. The system provides for free-standing category III goods. Provision made for in sprinkler water chamber for truck equipment.
 - Standby power supplied by tenant. Positions to be determined in conjunction with the architect.
 - Uninterrupted power supply provision and power points to be supplied by tenant.
 - Insulation is provided to the roof surface of the warehouse and is ASB compliant.

A 3065 m² AAA-grade property will be available for rent in 2024, conveniently located just off the Stellenbosch Arterial Road. This well-equipped facility boasts a 9-meter eaves height in the warehouse, FM3 flooring, and a 5-meter canopy above two roller shutter doors, ensuring easy access. Other features include boom access, air conditioning in the office areas, and ventilation in the canteen and staff zones. The property is designed with safety in mind, featuring statutory fire protection and signage, energy-efficient LED lighting in the warehouse, and both LED and fluorescent lighting in the offices. Concrete hardstands and a guardhouse further enhance its practicality.

Certain items are excluded from the rental agreement, such as tenant fixtures, fittings, furniture, and signage, along with the kitchen and canteen fit-out, including appliances. Operational equipment, air conditioning for the warehouse, cranes, and waste processing installations are also not included. Additional exclusions involve related professional fees, security systems, access control features, and specialized installations. The rental cost does not cover operational expenses of R8.56/m² and rates of R4.00/m². All prices quoted are excluding VAT.

R245,016 PM
excl. VAT & Utilities
price per m²: R79

FEATURES

Gross Monthly Rental Available From Lease Period	R245,016 Excl. VAT Immediately Negotiable
Building Size (m ²)	3065
Land Size (m ²)	3065
Building Height (m)	9
Zoning	Industrial
Security	Yes
Open Parkings	12
Power 3 Phase	Yes
Power Amps	250
Air Conditioning	Yes

WEB REFERENCE NO. COM21430

Go to 3cubeproperty.co.za for more information about this property



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