



**Blackheath, Western Cape**

**Industrial Space Available for Rent in Blackheath Industrial Area**



Unit 3 in Arterial Industrial Park is now available for lease, offering a total space of 3,503 m<sup>2</sup>. This includes a 3,307 m<sup>2</sup> warehouse, a 51 m<sup>2</sup> ground floor office, and a 145 m<sup>2</sup> first-floor office. The warehouse is equipped with a 250-amp three-phase power supply, a 9-meter eaves height, and three roller shutter doors, with the option to add two more at the tenant's expense. Additional features include a 5-meter-deep canopy, sprinkler systems covering all dock doors, and ASIB compliance for fire safety.

Arterial Industrial Park is strategically located along Stellenbosch Arterial Road in the established Blackheath industrial node. The park is a short 10-minute walk from Zevenwacht Shopping Centre in Kuils River and offers modern, high-spec industrial units catering to manufacturing, storage, and logistical needs. Designed to enhance energy and water efficiency while reducing operating costs, the park offers flexible unit sizes that can be combined to accommodate larger warehouse requirements.

**R297,755 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R85

**FEATURES**

Gross Monthly Rental Available From Lease Period	R297,755 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	3503
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21432**

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