

**Cape Town, Western Cape**

**300m<sup>2</sup> Warehouse To Let in Epping Industrial**



This 300m<sup>2</sup> industrial warehouse is available for rent in a secure park located in Epping, a well-established industrial hub in the Western Cape. The space is designed for various industrial operations, offering businesses a practical and convenient setup. With a large roller shutter door for efficient loading and offloading, a mezzanine level that can be used for storage or additional office space, and dedicated office facilities, including a reception area, kitchenette, and separate male and female toilets, the warehouse is well-suited to meet operational needs.

Additional features include two dedicated parking bays, ample height for stacking and industrial activities, and an 80-amp power supply to support business operations. The site is secured with an access-controlled entrance, on-site guard, and a guard hut for added safety. Located in Epping Industria, the warehouse benefits from easy access to major transport routes and excellent infrastructure, providing a prime opportunity for businesses looking to enhance operational efficiency in a strategic location.

**R20,250 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R67

**FEATURES**

Gross Monthly Rental Available From Lease Period	R20,250 Excl. VAT Immediately 12 months
Building Size (m <sup>2</sup> )	300
Land Size (m <sup>2</sup> )	12528
Zoning	Industrial
Security	Yes
Open Parkings	2
Power 3 Phase	Yes
Power Amps	80
Air Conditioning	No

**WEB REFERENCE NO. COM21162**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za) for more information about this property



**CONTACT**  
**LORENZO FISHER**

068 754 0443 / (021) 5699697  
lorenzo@3cubeproperty.co.za