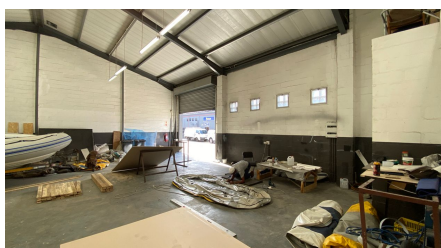
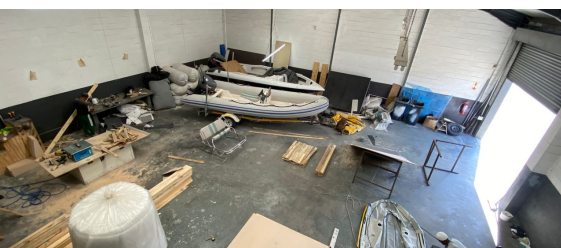
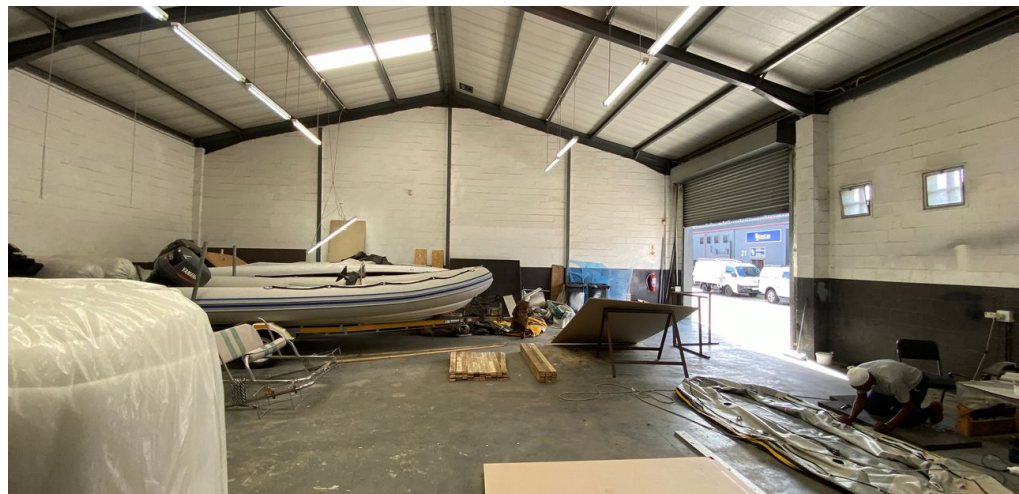




Cape Town, Western Cape

Versatile 420m² warehouse
To Let in Epping Industrial



This 420m² industrial warehouse, located in the highly sought-after Gunners Factory Park within the Epping Industrial Hub, is designed for optimal operational efficiency. Ideal for warehousing, light industrial activities, or logistics, this space offers ample room to accommodate a variety of business needs. The property is available for rent at R67.50/m², with a gross monthly rental of R34,506 (excluding VAT). It features a 100 AMPS, 3-phase power supply, making it well-suited for a range of industrial operations.

The warehouse includes a reception area with a kitchenette and restroom facilities, as well as dedicated office space for administrative tasks. Ablution facilities are conveniently located within the warehouse area, and a large roller shutter door facilitates seamless loading and unloading. For added security, the property benefits from 24/7 security with controlled access and CCTV surveillance. Additionally, the shared yard space allows for easy truck manoeuvring, enhancing accessibility and convenience for logistics operations.

R28,350 PM
excl. VAT & Utilities
price per m²: R67

FEATURES

| | |
|-------------------------------------|-------------------------|
| Gross Monthly Rental Available From | R28,350 Excl. VAT |
| Lease Period | Feb. 1, 2025 Negotiable |
| Building Size (m ²) | 420 |
| Land Size (m ²) | 420 |
| Zoning | Industrial |
| Security | Yes |
| Power 3 Phase | Yes |
| Power Amps | 100 |
| Air Conditioning | No |

WEB REFERENCE NO. COM21553

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



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