

# R67,735 pm

713m<sup>2</sup> Secure Industrial Warehouse To Let in Epping Industrial 2 with Direct Arterial Route Access

 **713.00 m<sup>2</sup>**

Located on Bofors Circle in Epping Industrial 2, this 713m<sup>2</sup> industrial warehouse is well suited to warehousing, distribution or light manufacturing operations. The property offers strong power availability, multiple loading points and a secure operating environment, supporting efficient daily logistics within one of Cape Town's most established industrial nodes.

**Property Features:**

- Warehouse Size: 731m<sup>2</sup> including a 92m<sup>2</sup> mezzanine level
- Office Component: Reception area, three private offices and a dedicated boardroom
- Yard / Loading: Two roller shutter doors supporting efficient loading and internal goods flow
- Power Supply: 225 amps three phase power
- Access: Positioned within a secure industrial park with controlled entry
- Security: 24 hour park security
- Location & Transport Links: Epping Industrial 2
- Additional Features: Kitchen and four bathrooms

The warehouse layout supports operations requiring high power

**Gross Monthly Rental** R67,735 Ex Vat  
**Lease Period** Negotiable  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	713.00	<b>Security</b>	-
<b>Land Size m<sup>2</sup></b>	713.00	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Power Amps</b>	250
<b>Zoning</b>	Industrial	<b>Power 3 Phase</b>	Yes

## CONTACT US

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