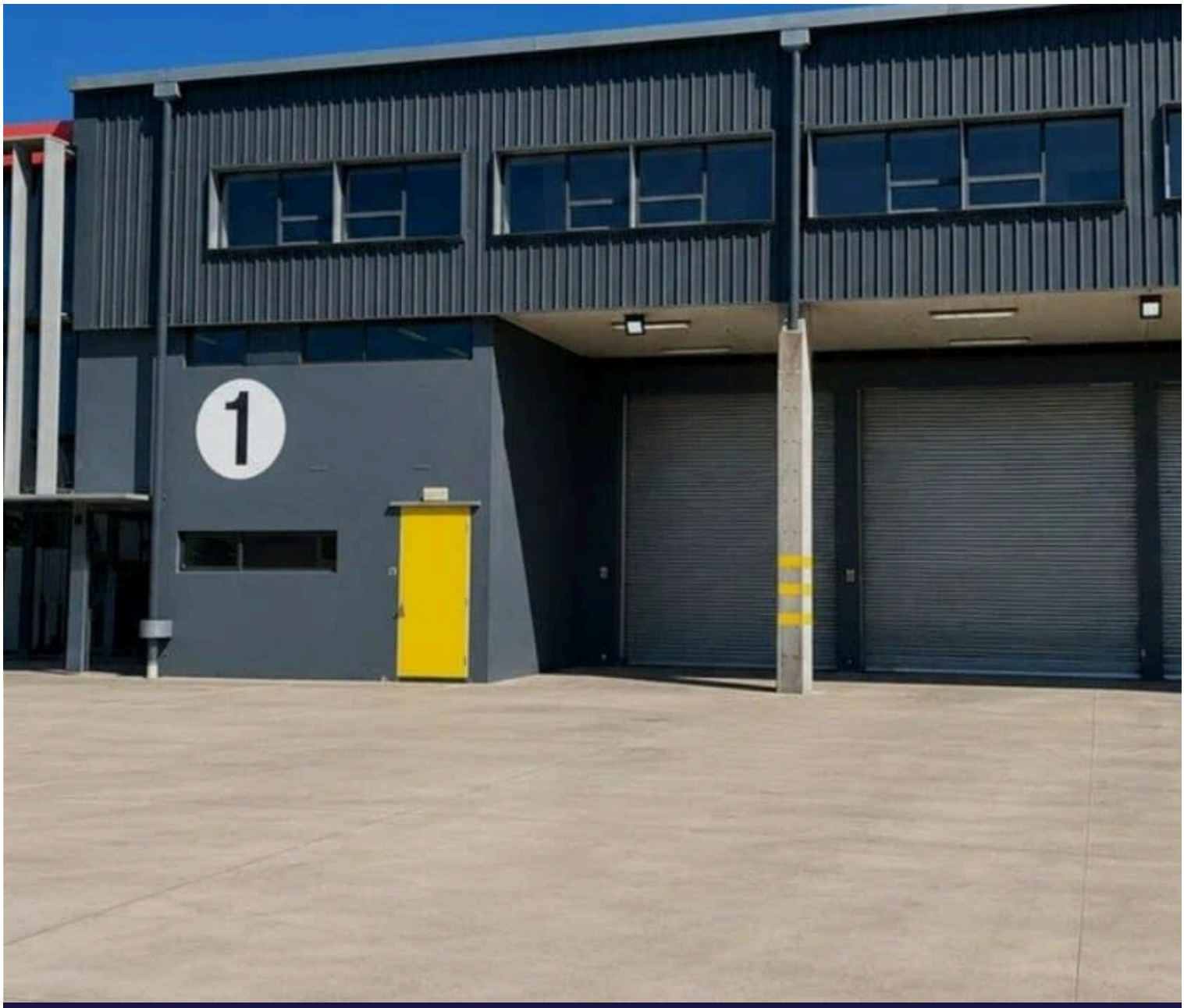



# To Let

## Range Industrial Park Unit A2

Cnr Range Rd & School Str, Blackheath Industrial, Blackheath, Western Cape, 7580

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Range Industrial Park

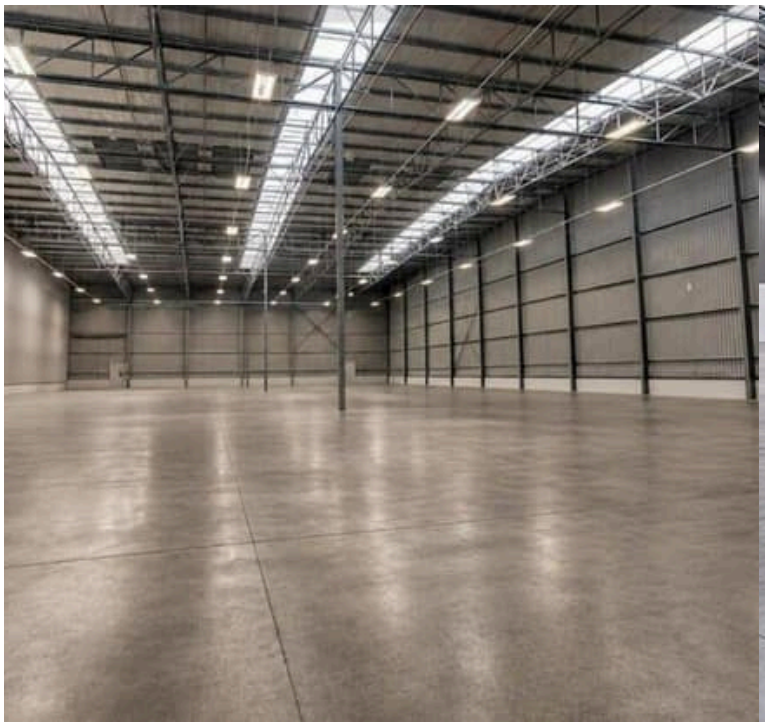
This prime property offers a total of 9,000m² lettable space with excellent public transport and is only 200m from the Blackheath train station. A secure, access-controlled environment with further expansion opportunities. This first-rate industrial property can accommodate your specific needs at competitive rentals and has a rectangular shape, which provides for optimal usage of warehousing, yard area and roadways.

**Features**
Close to Public Transport

## Building information

| | |
|---|---|
| Gross Lettable Area | **15,483 m²** |
| Grade | **Industrial Units** |
| Building sector | **Industrial** |






# The Space

**2305m² Warehouse space available to let in Range Industrial Park, Blackheath Industrial, Blackheath.**

Positioned in a secure industrial park in Blackheath, this modern A-Grade facility is ideal for high-volume logistics, manufacturing, and distribution. Strategically located near major transport routes, it offers peak operational efficiency in one of Cape Town's premier industrial nodes.Property Breakdown:* Warehouse: ±2,155 m² open-plan floor * Office: ±150 m² modern component * Yard: ±800 m² secure dedicated area Key Features: * Power: 1,600 Amps three-phase electricity * Access: 3 roller shutter doors with full superlink truck access * Height: 10m to eaves * Infrastructure: Insulated steel roofing & integrated sprinkler system * Amenities: Reception, kitchenette, ablutions, and 24/7 security

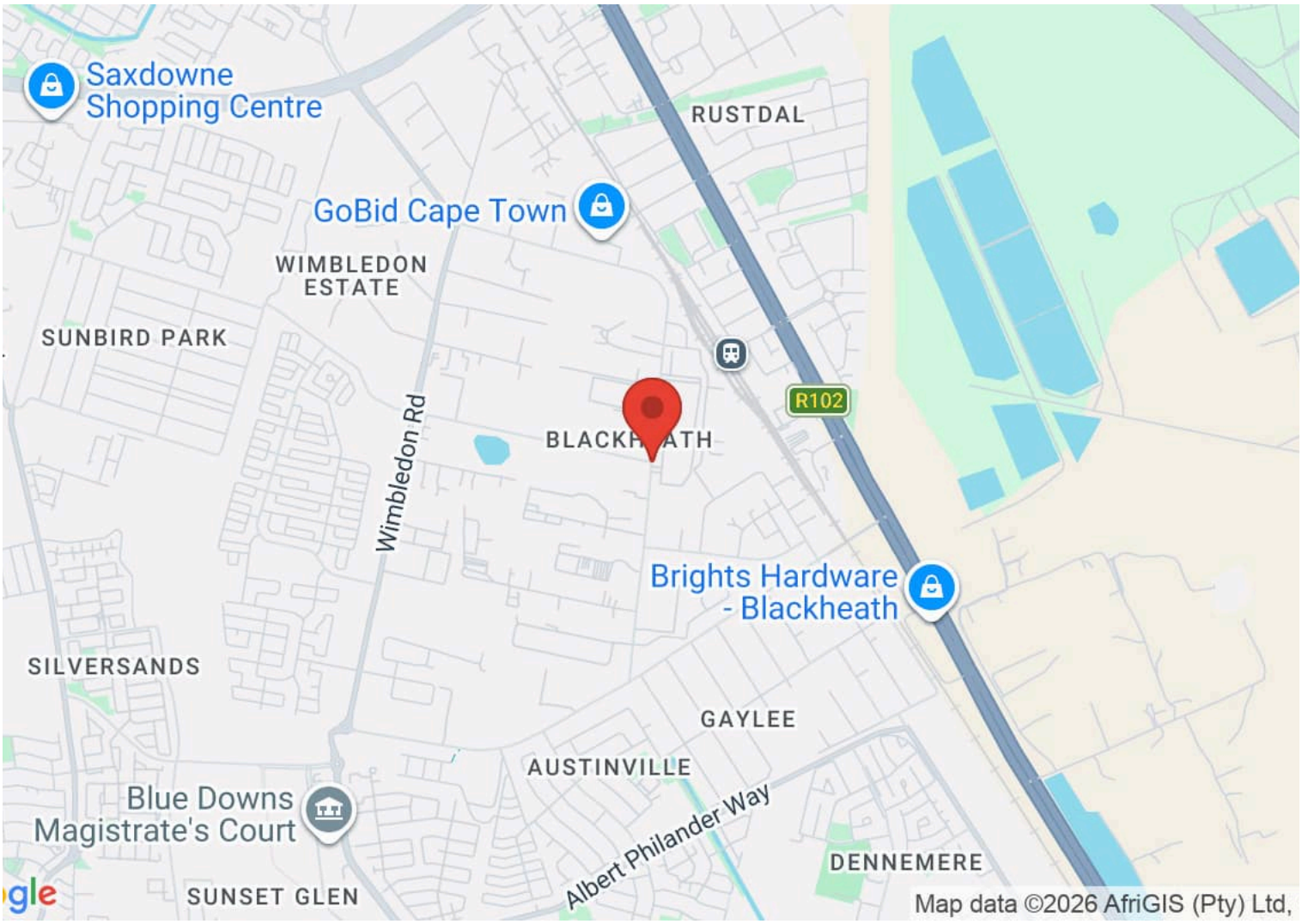
## Unit information

| | |
|---|---|
| Monthly rental | **R 195 925,00** |
| Gross lettable area | **2,305 m²** |
| Listing sector | **Warehouse** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 85,00 / m²** |
| Net rental | Rate: **R 58,11 / m²** |
| Operations costs | Rate: **R 20,56 / m²** |
| Assessment rates | Rate: **R 6,33 / m²** |




# Get in touch



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