

To Let

5-7 Fitzmaurice Avenue Unit B4

5-7 Fitzmaurice Avenue, Epping Industrial, Cape Town, Western Cape, 7460

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The Building

5-7 Fitzmaurice Avenue

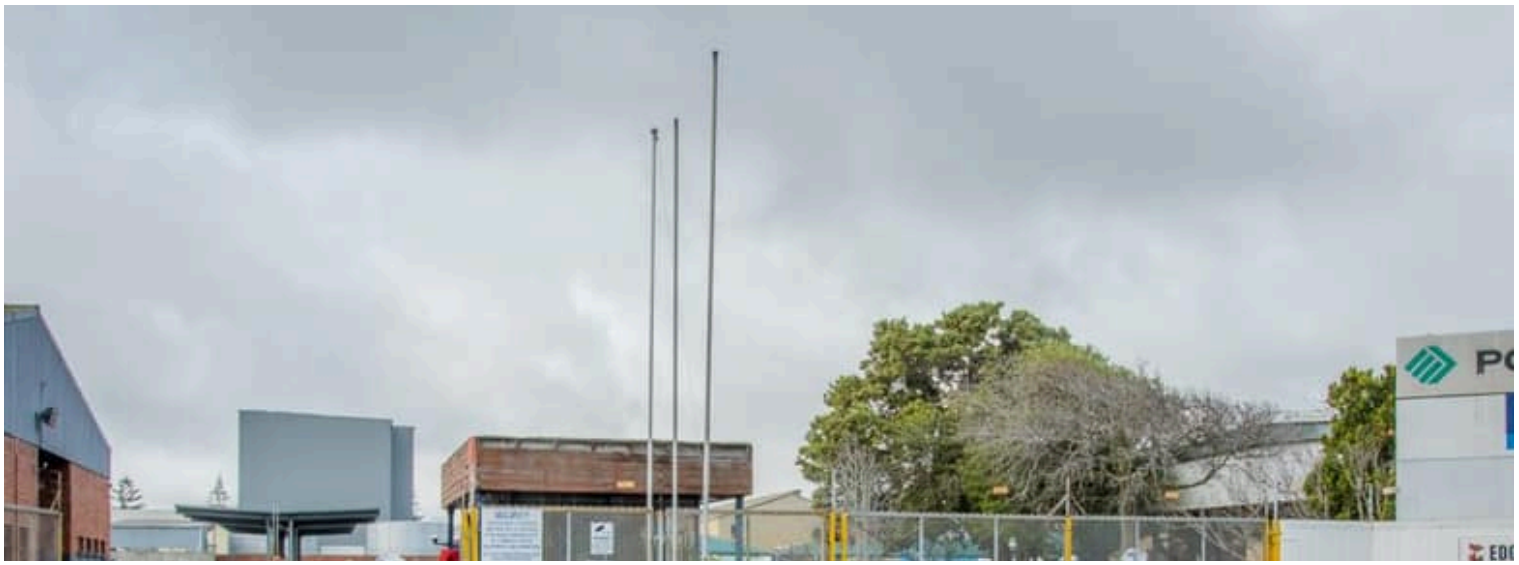
5 Fitzmaurice Avenue is a prominent industrial property located in Epping Industrial 2, Cape Town. This facility offers a combination of warehouse and office spaces, making it suitable for various industrial and commercial operations.Property Overview:Warehouse Space: The property features a spacious warehouse area of approximately 3,909 square meters. The warehouse boasts high ceilings, providing ample vertical storage capacity, and is designed to accommodate large vehicles with ease. It is equipped with an ASIB-compliant sprinkler system and has a robust 600 amps, 3-phase power supply, catering to heavy-duty manufacturing or storage needs. Office Facilities: Complementing the warehouse, the property includes well-maintained office spaces. These comprise a reception area, multiple individual offices, a boardroom, a fully equipped kitchen, and modern ablution facilities, ensuring a comfortable working environment for administrative staff. Yard Area: An exclusive yard space of approximately 1,400 square meters is available, providing additional storage or parking for vehicles. The yard is fully fenced, enhancing security, and offers easy access for large trucks and delivery vehicles. Location and Accessibility:Strategically situated just off Bofors Circle, the property offers excellent connectivity to major transport routes, including the N1, N2, and R300 highways. This prime location facilitates efficient distribution and logistics operations, with convenient access to both local and regional markets. Additional Features:Security: The premises are located within an area monitored by an active city improvement district, ensuring a safe, clean, and well-managed industrial zone that attracts and retains business investment. Parking: The property offers secure on-site parking facilities, accommodating both staff and visitors. Overall, 5 Fitzmaurice Avenue presents a versatile and well-equipped industrial space, ideal for businesses seeking a strategic location with comprehensive facilities in Cape Town's Epping Industrial area.

Features

Industrial Park | Large truck parking & turning space | Close to N1 and N2 |24-hour security | Access control

Building information

Gross Lettable Area	**24,210 m²**
Grade	**C Grade**
Building sector	**Office**







The Space

571.55m² Office space available to let in 5-7 Fitzmaurice Avenue, Epping Industrial, Cape Town.

250 m2 office space to let in a secure industrial park. The office has several individual offices, open plan work space as well as separate bathrooms and a kitchen. There is plenty of parking adjacent to the unit.

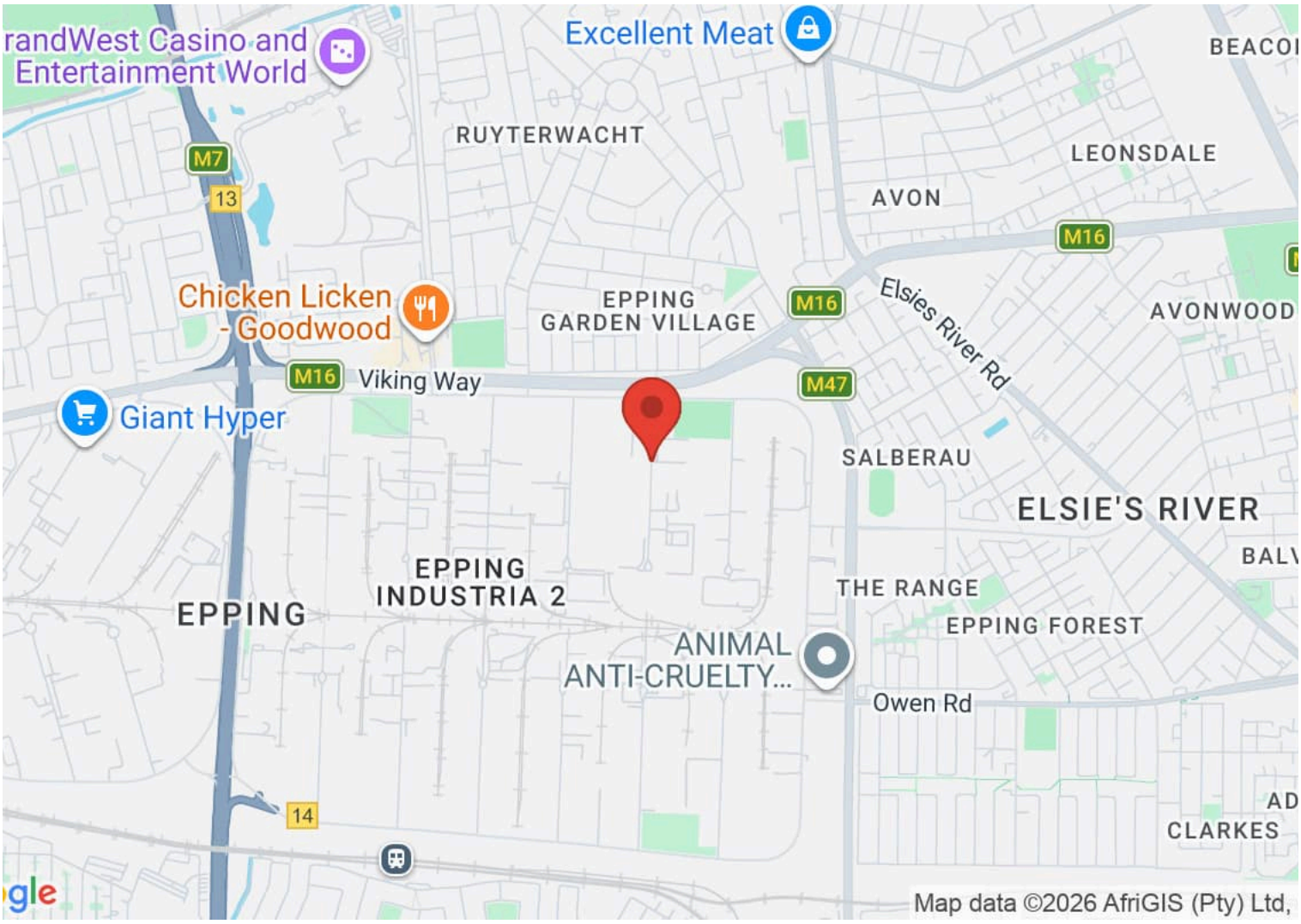
Unit information

Monthly rental	**R 37 150,75**
Gross lettable area	**572 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 65,00 / m²**
Net rental	Rate: **R 65,00 / m²**



Get in touch

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