


# To Let

## Epping 2 Unit 1

17 Moody Crescent, Epping Industrial, Cape Town, Western Cape, 7460

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

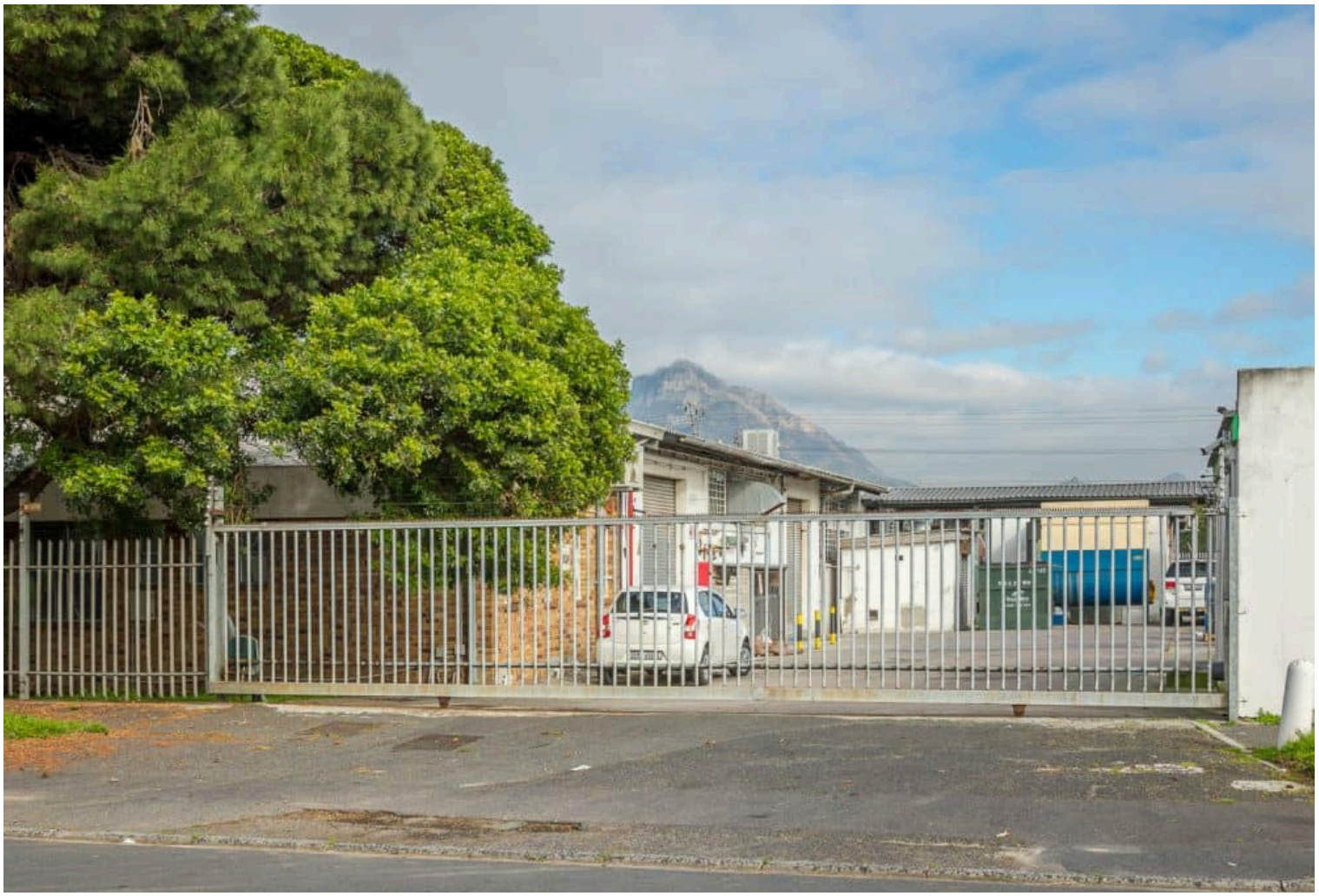
## Epping 2

17 Moody Crescent is a well-positioned industrial property located in the established Epping industrial node. The property offers functional warehouse space complemented by neat office components, making it suitable for a variety of light industrial, warehousing, and distribution operations. The warehouse features good internal height, large roller shutter door access for efficient loading and offloading, and a practical layout to accommodate storage and operational flow. The office area includes reception and administrative space, providing a professional front-of-house presence.Situated within close proximity to major arterial routes and transport links, the property offers convenient access for staff, clients, and logistics providers, making it an ideal base for businesses operating within Cape Town's key industrial hub.

**Features**
Roller shutter doors | three phase power | Security | Ablutions

## Building information

| | |
|---|---|
| Grade | **Light Manufacturing** |
| Building sector | **Industrial** |








# The Space

**1183.08m² Warehouse space available to let in Epping 2, Epping Industrial, Cape Town.**

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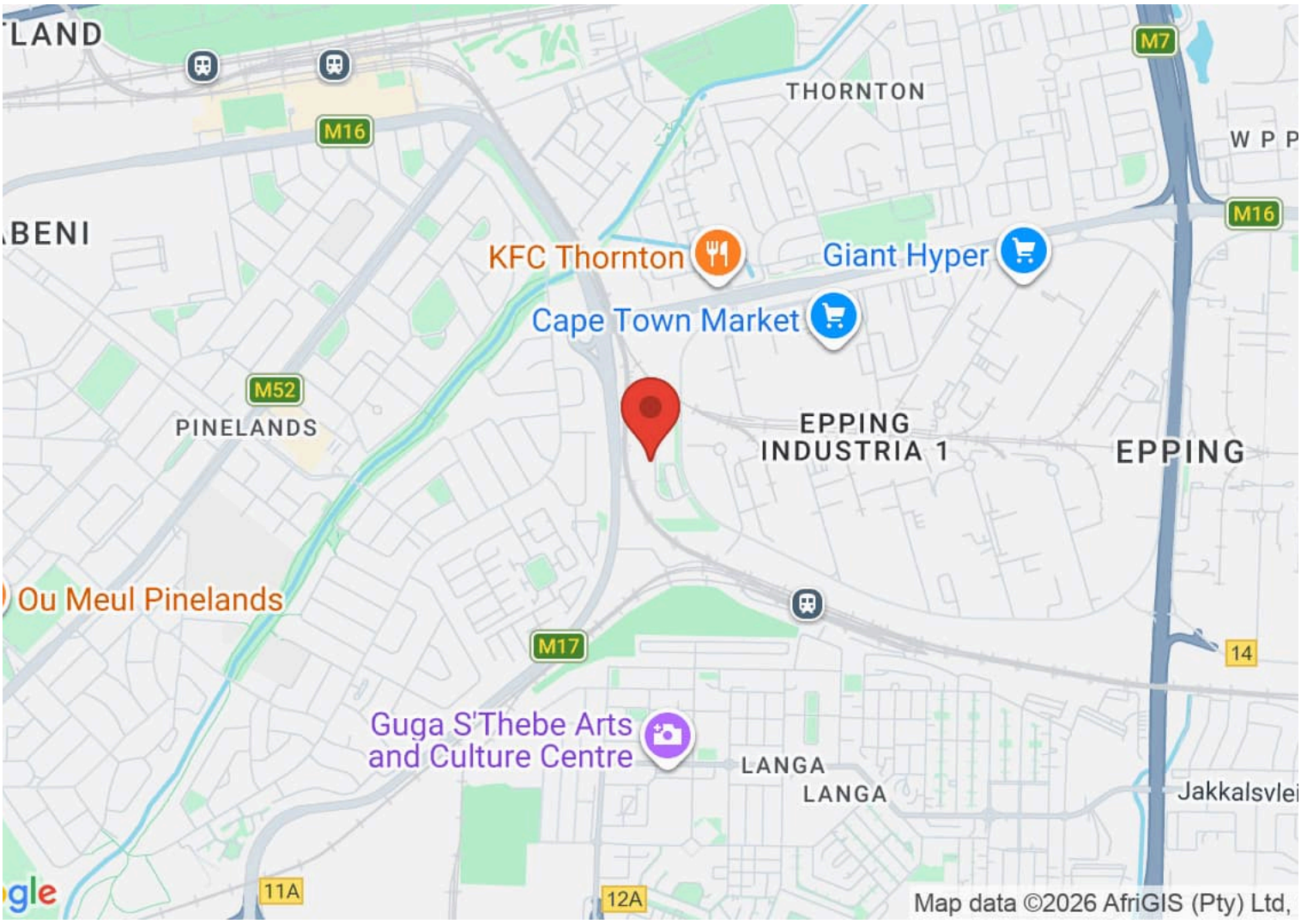
## Unit information

| | |
|---|---|
| Monthly rental | **R 72 167,88** |
| Gross lettable area | **1,183 m²** |
| Listing sector | **Warehouse** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 61,00 / m²** |
| Net rental | Rate: **R 55,50 / m²** |
| Assessment rates | Rate: **R 5,50 / m²** |




# Get in touch



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