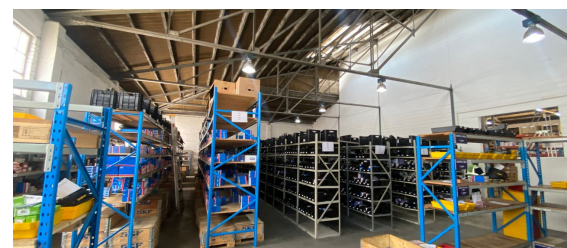
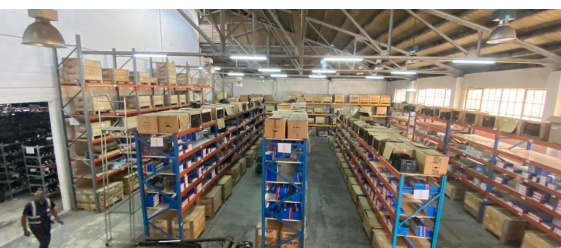




**Cape Town, Western Cape**

**972m<sup>2</sup> Warehouse with great exposure TO LET in Maitland**



This spacious warehouse, available for lease in Maitland, offers an ideal location for businesses seeking both functionality and visibility. The property features two large roller shutter doors (4.5m height and 4m width) for easy truck access and large deliveries. The open-plan warehouse floor has a generous eave height of 5 meters, providing ample space for various operations. Additionally, natural lighting fills the area, enhancing the work environment with a bright and productive atmosphere. The inclusion of three-phase power ensures the space is capable of accommodating industrial equipment and heavy machinery.

The property also offers well-designed office space, including a reception area, a boardroom, and a kitchenette with ablution facilities, making it suitable for both staff and client-facing operations. With excellent exposure onto Voortrekker Road, the warehouse enjoys high visibility, which can enhance branding and attract foot traffic. The layout is ideal for businesses that need a functional and accessible location, and with easy truck access and modern amenities, it is a prime choice for any company looking to expand.

**R63,180 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R65

**FEATURES**

Gross Monthly Rental Available From	R63,180 Excl. VAT
Lease Period	June 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	972
Land Size (m <sup>2</sup> )	1651
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM21172**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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