

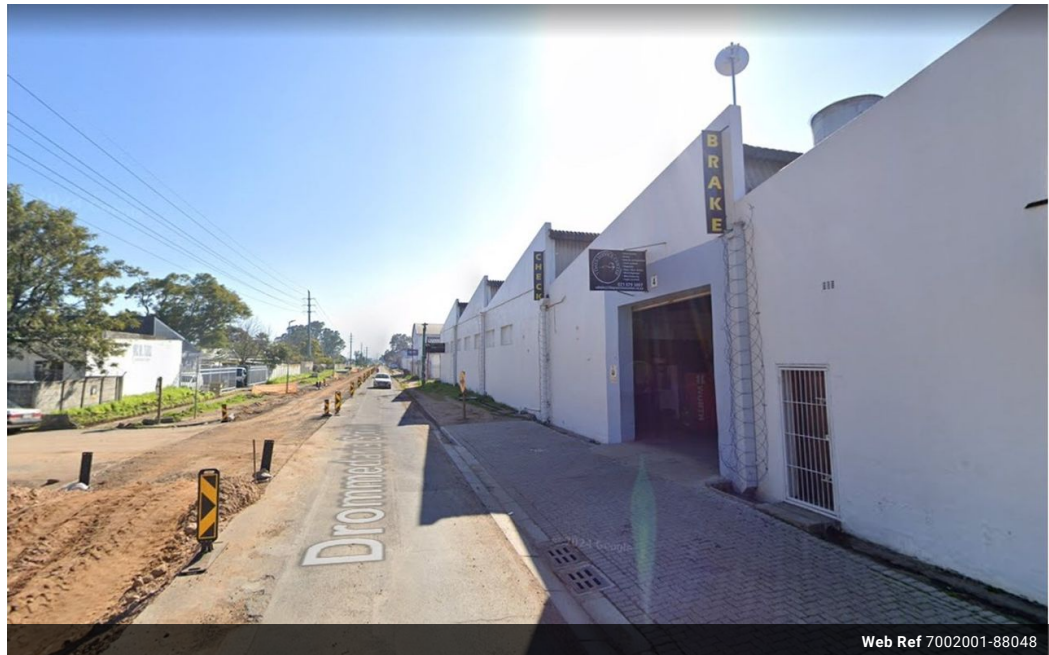


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R52,000 pm

Gross Monthly Rental R52,000 Excl. VAT

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### Versatile Industrial Warehouse in Prime Paarl Location

Located in the sought-after Anterama Park in Paarl, this well-positioned industrial unit offers excellent access directly off Drommedaris Street—making it ideal for businesses focused on streamlined logistics, visibility, and growth. The warehouse features a generous 4-meter roller shutter door, allowing for easy truck access and efficient loading/unloading. With a 4-meter clearance to the eaves and plenty of natural light, the space feels open and functional—perfect for a range of light industrial or commercial uses. Inside, you'll find a welcoming reception area, practical kitchenette, and two restrooms—providing comfort for both office and warehouse staff. A standout feature is the built-in wash bay with proper drainage—an ideal addition for businesses needing on-site cleaning or equipment maintenance.

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 770m<sup>2</sup>

#### Extras

Safe Location Frequency location Near Shops Closed Circuit TV Near Public Transportation Near Motorway High Ceilings 24 Hour Manned CCTV Cameras