

# Unit 3 St Michaels Park, Observatory

TO LET | HIGHLY VISIBLE | DRIVE-IN ACCESS | RETAIL / OFFICE / WAREHOUSE /  
DISTRIBUTION / LIGHT MANUFACTURING / DESIGN STUDIO / SERVICE INDUSTRY



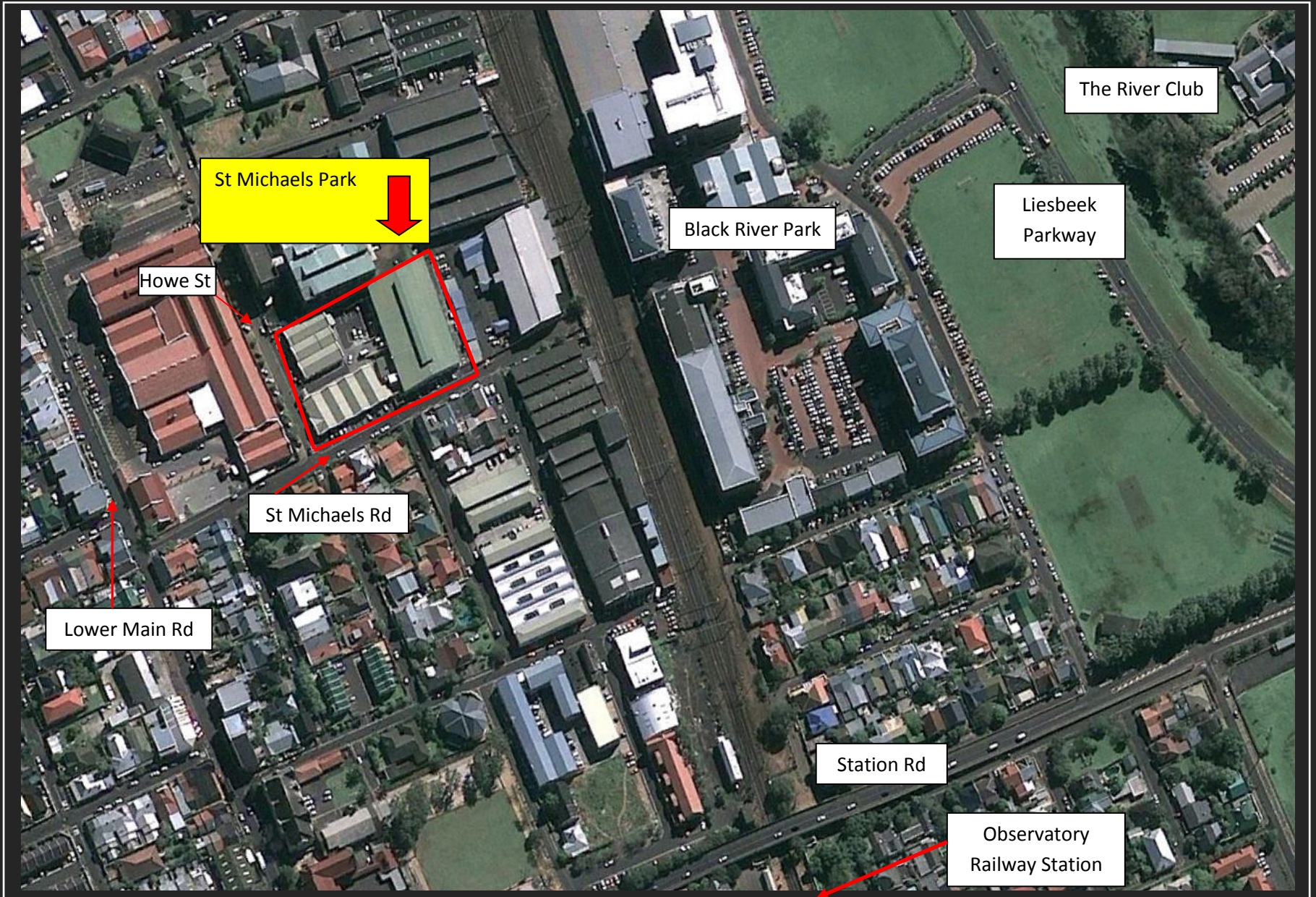
Corner St Michaels Rd & Howe St | Observatory | Cape Town  
Contact Us | Adam 082 890 2020 | [adam.singer@phiprop.co.za](mailto:adam.singer@phiprop.co.za)  
Office 021 426 1222



# Location







The River Club

St Michaels Park

Liesbeek Parkway

Black River Park

Howe St

St Michaels Rd

Lower Main Rd

Station Rd

Observatory Railway Station



# Information

St Michaels Park consists of a number of secure business / light industrial units which is centrally located in Observatory with easy access onto the N2 via Liesbeek Parkway and N1 via the M5. St Michaels Park is very secure with access control throughout the park. Unit 3 has secure pedestrian access directly off Howe Street and secure drive-in access via the intercom controlled vehicular access to St Michaels Park also off Howe Street. Unit 3 has a 60 Amps 3 phase electrical supply, in addition there is an electrical sub-station on site, thus the 3 phase power can be quickly and easily upgraded. The office component is fully carpeted with separate ablution areas for the office and warehouse staff with an adjoining kitchenette.



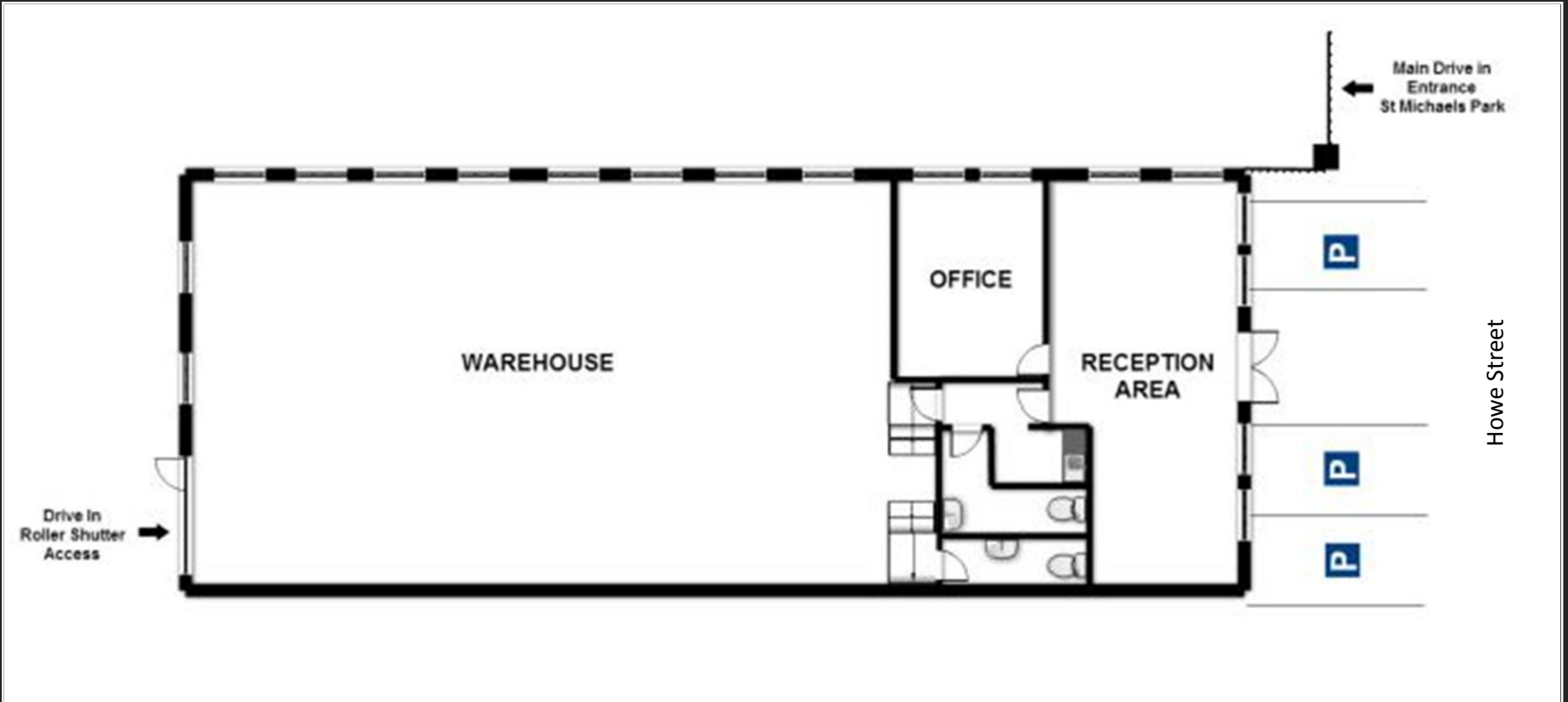
There is public transport within close proximity to the park with Observatory Railway Station within walking distance and taxis and buses servicing Lower Main Road and Main Road Observatory.

Unit 3 St Michaels Park is ideally suited for any of the following uses: retail, office, warehouse, distribution, light manufacturing, design studio or for the service industry. All units have dedicated parking bays available.

**Occupation:** LET

Rental: 200 m<sup>2</sup> @ R 69.00 /m<sup>2</sup>

# Unit 3 St Michael Park 200 m<sup>2</sup>



# Unit Areas

Unit	Areas (GLA)	R/m <sup>2</sup>	Total PM (Excluding VAT)	Reserved Parking	R/parking bay	Secure Parking	R/parking bay
3	200	69.00	R 13, 800.00	3	NC	0	-

