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440m<sup>2</sup> Warehouse To Let in Stikland Industrial



R48,400 pm

Gross Monthly Rental R48,400 Excl. VAT

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## 440m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

✂ Brand New 440m<sup>2</sup> A-Grade Warehouse To Let | Bellville | Available 1 July 2025 ✂

Take your business to the next level with this newly built, modern warehouse offering exceptional visibility onto the R300! Positioned in a sought-after, access-controlled business park in Bellville, this 440m<sup>2</sup> space is designed to impress and built for efficiency—making it ideal for warehousing, light manufacturing, commercial operations, and distribution.

Location Highlights:  
Excellent signage opportunity onto the R300

Quick access to La Belle Road, Bottelary Road, Old Paarl Road, the N1, N2, and R300

Public transport routes nearby—bus, taxi, and train

Minutes from Soneike Shopping Centre and Brights Hardware

## Features

<b>Building Name</b>	Unit 13			<b>Sizes</b>	
<b>Zoning</b>	Industrial			Floor Size	440m <sup>2</sup>
<b>Interior</b>				Building Height	8m
Floor Loading Cap.	1 Tn/m <sup>2</sup>	<b>Exterior</b>			
Power 3 Phase	Yes	Security	Yes		
Power Amps	60	Open Parking Bays	5		