

Nico Human

Non-Principal Property Practitioner Registered with PPRA (FFC 113 663 3) 082 770 2128 nico.human@rawson.co.za



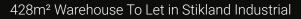
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R47,080 pm

Gross Monthly Rental R47,080 Excl. VAT



428m2 WAREHOUSE TO LET IN BELLVILLE

Modern 428m² A-Grade Warehouse to Rent in Bellville with Prime R300 Visibility This modern A-grade 428m² warehouse is ideally located in a secure, access-controlled business park in Bellville, offering exceptional visibility and signage opportunities directly onto the R300 highway. Perfect for warehousing, distribution, light manufacturing, and various commercial operations, the unit is well-positioned with easy access via La Belle Road, Bottelary Road, Old Paarl Road, the N1, N2, and R300. Public transport options, including taxis, buses, and trains, are nearby, along with amenities such as Soneike Shopping Centre and Brights Hardware. Key Features:

Large reception area

Spacious open-plan office upstairs

Excellent warehouse floor space

Unit 4 Industrial

Yes

60

1 Tn/m²

Good height to eaves

Building Name Zoning

Interior Floor Loading Cap. Power 3 Phase Power Amps

Exterior Security Open Parking Bays Sizes Floor Size

Yes

4

428m²