



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



**Rawson Blaauwberg  
Commercial**  
0790229240

marketing.cmb@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

409m<sup>2</sup> Warehouse To Let in Stikland Industrial



Web Ref CL19032



R44,990 pm

Gross Monthly Rental R44,990 Excl. VAT

0 0

## 409m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

409m<sup>2</sup> Modern Warehouse to Let in Bellville | High Exposure on R300

Position your business for visibility and growth with this modern 409m<sup>2</sup> warehouse in Bellville, offering direct exposure onto the R300 highway. Located in a secure, access-controlled business park, this property combines functionality with convenience, making it ideal for light manufacturing, distribution, warehousing, or other commercial use. Designed with practicality in mind, the unit offers a bright, professional reception area with air conditioning, well-sized office space, and a clean, open warehouse floor fitted with energy-efficient LED lighting. A large roller shutter door provides easy loading and offloading access.

Property Highlights:

Great signage opportunity facing the R300

Large reception area with air conditioning

## Features

<b>Building Name</b>	Unit 5				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	1 Tn/m <sup>2</sup>	Security	Yes	Floor Size	409m <sup>2</sup>
Power 3 Phase	Yes				
Power Amps	60				