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Franchise

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9 Blaauwberg Road  
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342m<sup>2</sup> Warehouse To Let in Stikland Industrial



Web Ref CL19308



**R35,910 pm**

**Gross Monthly Rental** R35,910 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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## 342m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

342m<sup>2</sup> A-Grade Warehouse To Let | Bellville – Prime Location with R300 Visibility

This modern 342m<sup>2</sup> warehouse is ideally located in Bellville, offering excellent exposure with prominent signage opportunities onto the R300. Situated in a secure, access-controlled business park, the unit is well-suited for warehousing, distribution, light manufacturing, and various commercial uses.

The warehouse offers 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 all within close proximity. Brights Hardware and Soneike Shopping Centre are nearby, adding to the convenience.

Key Features:

Large reception area with air conditioning

Spacious open-plan office upstairs

Good warehouse floor space with excellent height to eaves

## Features

<b>Building Name</b>	Unit 9			<b>Sizes</b>	
<b>Zoning</b>	Industrial			Floor Size	342m <sup>2</sup>
<b>Interior</b>				Land Size	16,000m <sup>2</sup>
Floor Loading Cap.	1 Tn/m <sup>2</sup>	<b>Exterior</b>		Building Height	8m
Power 3 Phase	Yes	Security	Yes		
Power Amps	80	Open Parking Bays	4		

### Extras

Warehouse Office Fibre Handicap Available 24 Hour Access Secure Parking Security Complex