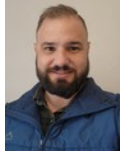




**Nico Human**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 113 663 3)  
082 770 2128  
nico.human@rawson.co.za



**Rudi Papenfus**  
0849838226  
rudi.p@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

FEATURED



Web Ref CL19312



**R47,850 pm**

**Gross Monthly Rental** R47,850 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



0



5

### 435m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

435m<sup>2</sup> Brand New A-Grade Warehouse To Let | Bellville – Prime Location with R300 Exposure  
This newly built 435m<sup>2</sup> A-grade warehouse is situated in a prime location in Bellville, offering excellent visibility and signage potential directly onto the R300. The property is located within a secure, access-controlled business park and is ideal for warehousing, light manufacturing, distribution, and various commercial operations.  
The unit offers excellent connectivity via La Belle Road, Bottelary Road, Old Paarl Road, the N1, N2, and R300. Public transport is easily accessible, with taxis, buses, and trains nearby. Brights Hardware and Soneike Shopping Centre are also just minutes away.  
Key Features:  
Large reception area with air conditioning

Spacious open-plan office upstairs

### Features

**Building Name** Unit 14  
**Zoning** Industrial

**Interior**  
Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Power 3 Phase Yes  
Power Amps 60

**Exterior**  
Security Yes  
Open Parking Bays 5

**Sizes**  
Floor Size 435m<sup>2</sup>  
Land Size 16,000m<sup>2</sup>  
Building Height 8m

#### Extras

Warehouse Secure Parking Security Complex Fibre Handicap Available Guard House Office