



**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 CL19337



R44,990 pm

**Gross Monthly Rental** R44,990 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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

409m<sup>2</sup> A-Grade Warehouse To Let | Bellville – Unmatched R300 Exposure  
Available Immediately | Modern Build | Secure Business Park

This brand-new 409m<sup>2</sup> A-grade warehouse offers outstanding visibility directly onto the R300—making it a prime opportunity for businesses needing professional, high-impact industrial space. Situated in a secure, access-controlled business park in Bellville, the unit is ideal for warehousing, light manufacturing, distribution, or other commercial operations.

Strategically located with direct access to La Belle Road, Bottellary Road, Old Paarl Road, the N1, R300, and N2. The area is well-served by public transport and sits close to key amenities such as Soneike Shopping Centre and Brights Hardware.

Key Features:

High Exposure Location – Excellent signage opportunity facing the R300

## Features

**Building Name** Unit 5  
**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 409m<sup>2</sup>  
Land Size 20,000m<sup>2</sup>  
Building Height 8m

### Extras

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