



**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

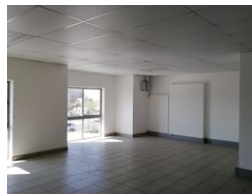
021 5562474

9 Blaauwberg Road  
Blouberggrant  
7441

422m<sup>2</sup> Warehouse To Let in Brackenfell Central



Web Ref CL18588



R40,000 pm

Gross Monthly Rental R40,000 Excl. VAT

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## 420m2 WAREHOUSE TO LET IN BRACKENFELL

422m<sup>2</sup> Warehouse in Brackengate Business Park - Secure & Well-Located

This **422m<sup>2</sup> warehouse** is situated in the highly sought-after **Brackengate Business Park**, offering **24-hour security and access control** for peace of mind. Designed for **warehousing, distribution, light manufacturing, and various commercial uses**, this unit provides a secure and accessible space for your business.

With **Brackenfell Boulevard, Amandel Road, La Belle Road, R300, and the N1** just minutes away, logistics and transport are effortless. **Soneike Mall and public transport** (buses, trains, and taxis) are also nearby, ensuring convenience for staff and clients.

#### Warehouse Features:

- Large Reception Area
- Spacious Open-Plan Office Upstairs
- Good Warehouse Space with Natural Light
- Kitchenette

## Features

|                      |            |                   |     |                        |                   |
|----------------------|------------|-------------------|-----|------------------------|-------------------|
| <b>Building Name</b> | Unit 32b   |                   |     | <b>Sizes</b>           |                   |
| <b>Zoning</b>        | Industrial |                   |     | <b>Floor Size</b>      | 422m <sup>2</sup> |
| <b>Interior</b>      |            |                   |     | <b>Building Height</b> | 7m                |
| Power 3 Phase        | Yes        | <b>Exterior</b>   |     |                        |                   |
| Power Amps           | 60         | Security          | Yes |                        |                   |
|                      |            | Open Parking Bays | 4   |                        |                   |

