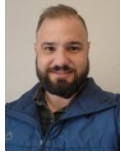




**Nico Human**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 113 663 3)  
082 770 2128  
nico.human@rawson.co.za



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

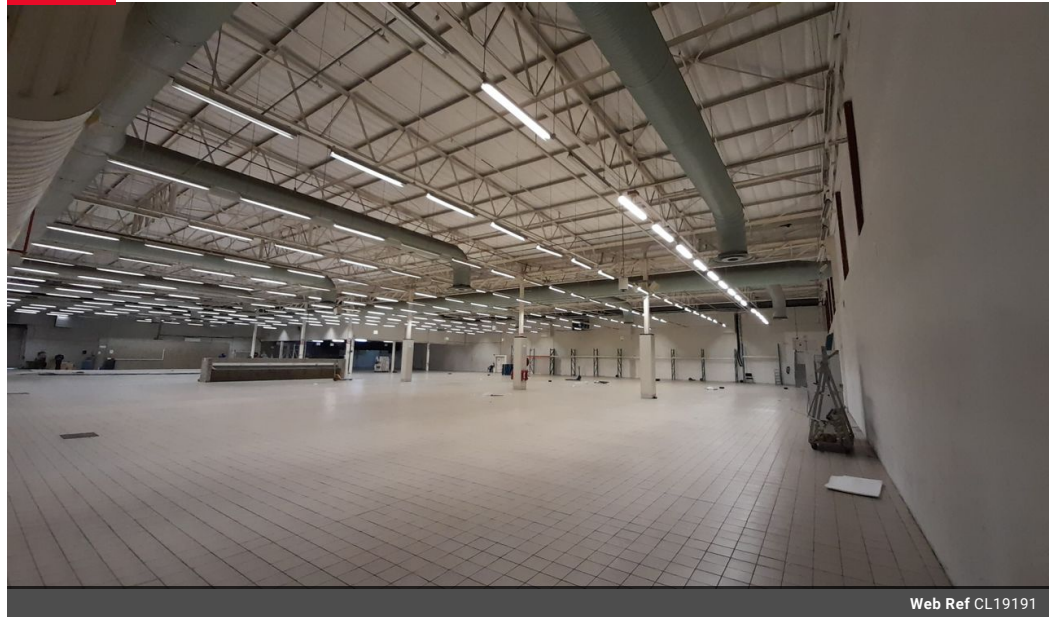
Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

3,517m<sup>2</sup> Warehouse To Let in Brackenfell Central

FEATURED



Web Ref CL19191



R386,000 pm

**Gross Monthly Rental** R386,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

0 20

## 3517m<sup>2</sup> WAREHOUSE TO LET IN BRACKENFELL

3517m<sup>2</sup> Warehouse with 1850m<sup>2</sup> Yard To Let in Brackenfell | Prime Exposure & Easy Access

This 3517m<sup>2</sup> warehouse is available to rent in the heart of Brackenfell and offers outstanding visibility onto Frans Conradie Drive and Old Paarl Road, making it an excellent option for businesses needing exposure and signage opportunities.

Strategically positioned for logistics and distribution, the property provides quick access to major arterial routes, including Okavango Road, Brackenfell Boulevard, Frans Conradie, the R300, and the N1. Public transport routes are also within walking distance, making it convenient for staff and clients alike.

The property is well-suited for warehousing, distribution, light manufacturing, and a wide range of commercial uses, with a

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 1 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 150

### Exterior

Security Yes  
Open Parking Bays 20

### Sizes

Floor Size 3,517m<sup>2</sup>  
Land Size 10,000m<sup>2</sup>  
Building Height 11m

### Extras

Warehouse Office Security Gate Secure Parking 24 Hour Access Air Conditioner Change Rooms Guard House