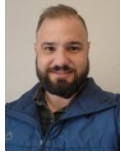




**Nico Human**  
Non-Principal Property Practitioner  
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082 770 2128  
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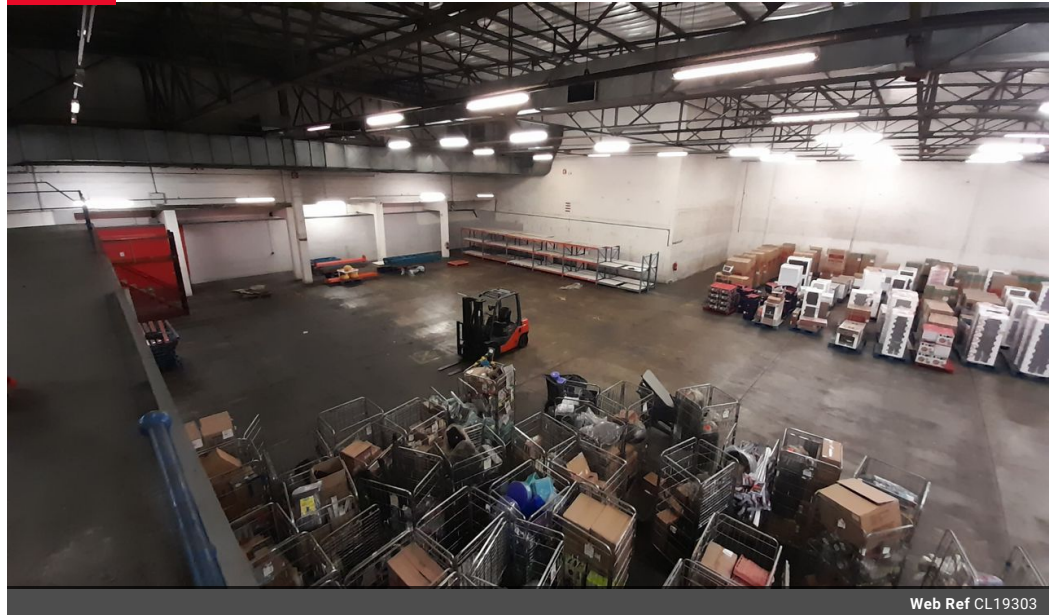
Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

2,774m<sup>2</sup> Warehouse To Let in Brackenfell Central

FEATURED



Web Ref CL19303



R305,140 pm

**Gross Monthly Rental** R305,140 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

0 30

## 2774m2 WAREHOUSE TO LET IN BRACKENFELL

2774m<sup>2</sup> Warehouse with Yard To Let in Brackenfell | Excellent Exposure on Major Arterials

This spacious 2774m<sup>2</sup> warehouse is ideally located in Brackenfell, offering outstanding exposure onto both Frans Conradie Drive and Old Paarl Road—perfect for businesses seeking high visibility and prominent signage opportunities.

Positioned for convenience, the property allows quick access to major routes including Frans Conradie Road, Okavango Road, Brackenfell Boulevard, the R300, and the N1, making distribution and logistics seamless. Public transport options, including buses, taxis, and the train station, are within close reach.

Ideal for warehousing, light manufacturing, distribution, and various commercial applications, this unit features ample floor space, robust infrastructure, and secure yard access.

Key Features:

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security	Yes
Open Parking Bays	30

### Sizes

Floor Size	2,774m <sup>2</sup>
Land Size	10,000m <sup>2</sup>
Building Height	10m

### Extras

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