



Nico Human Non-Principal Property Practitioner Registered with PPRA (FFC 113 663 3) 082 770 2128

nico.human@rawson.co.za



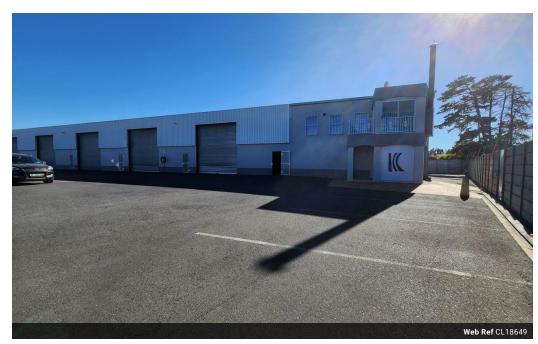
Rudi Papenfus 0849838226 rudi.p@rawson.co.za

Contact Rawson Commercial Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road Bloubergrant 7441













Gross Monthly Rental R102,000 Excl. VAT





## 1200m2 WAREHOUSE TO LET IN BRACKENFELL WITH YARD

\*\*1200m2 Warehouse with Massive 2000m2 Yard TO LET in Brackenfell\*\*

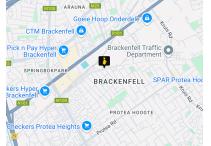
This \*\*well-positioned 1200m2 warehouse\*\* in Brackenfell offers \*\*exceptional yard space, top-tier accessibility, and versatile functionality\*\*-ideal for warehousing, distribution, light to medium manufacturing, and various commercial uses

- -\*\*Massive 2000m2 yard space\*\* Perfect for truck maneuvering, storage, and parking
  -\*\*1-ton per m2 floor loading capacity\*\* Built for durability and heavy-duty operations
  -\*\*4 large roller shutter doors\*\* Ensuring seamless loading and offloading
  -\*\*Excellent height to eaves and peak\*\* Ideal for racking and storage efficiency

- \*\*Abundant natural light\*\* Reducing energy costs and improving the workspace environment

Zoning Industrial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	1,200m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	20	Building Height	7m
Power Amps	100				



MORGENSTER