



**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

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18501



R143,000 pm

Gross Monthly Rental R143,000 Excl. VAT

0 10

## 1507m<sup>2</sup> WAREHOUSE TO RENT IN BELLVILLE SOUTH

**\*\*Brand-New 1507m<sup>2</sup> Warehouse for Rent in Bellville South - Prime Industrial Hub Location!\*\***

Step into this brand-new industrial space, strategically located in Bellville South's thriving industrial hub. With exceptional exposure and fantastic signage opportunities, this 1507m<sup>2</sup> warehouse is perfect for businesses seeking a modern, functional, and accessible base of operations.

**\*\*Key Features:\*\***

- **\*\*Office & Reception Areas:\*\*** Includes a large reception, standard office space, and a spacious warehouse office for seamless operations.
- **\*\*Versatile Warehouse Layout:\*\*** Boasting excellent floor space, four dedicated storerooms, and ample power points for operational efficiency.
- **\*\*Robust Amenities:\*\*** Two kitchenettes, ample ablutions for office and warehouse staff, and convenient truck access to

## Features

<b>Building Name</b>	Unit 1			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	1,507m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	7m
Power 3 Phase	Yes	Security	Yes		
Power Amps	60	Open Parking Bays	10		

