



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

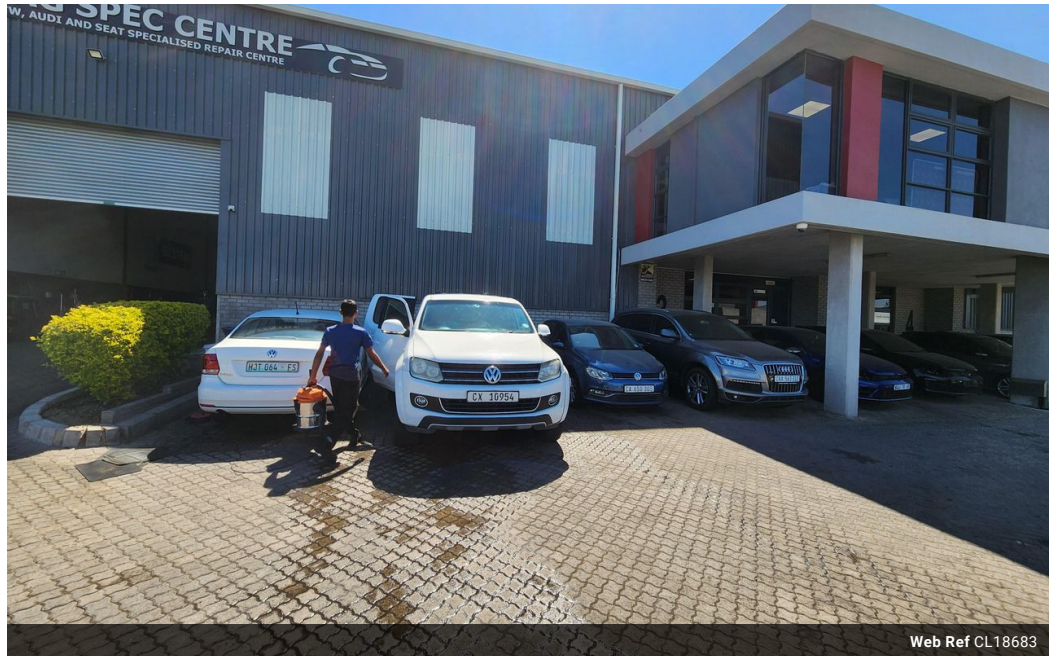


Rudi Papenfus
 0849838226
 rudi.p@rawson.co.za

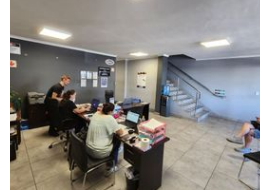
Contact Rawson Commercial
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road
 Blouberggrant
 7441



Web Ref CL18683



R49,400 pm

Gross Monthly Rental R49,400 Excl. VAT

0 3

494m² WAREHOUSE TO LET IN BELLVILLE

****Prime 494m² A-Grade Warehouse To Rent in Bellville - Excellent Visibility on R300****

This modern A-grade 494m² warehouse is perfectly positioned in Bellville, offering outstanding visibility and signage exposure onto the R300 highway. Located within a secure, access-controlled business park, this unit provides the ideal space for warehousing, light manufacturing, distribution, and various commercial operations.

****Key Features:****

- Large reception area with air conditioning
- Spacious open-plan office upstairs
- Excellent warehouse floor space with good height to eaves
- Kitchenette
- Separate ablutions for office and warehouse staff
- Large roller shutter door for easy access
- Energy-efficient LED lighting
- Pre-paid 3-phase electricity (60 amps)

Features

Building Name	Unit 3			Sizes	
Zoning	Industrial			Floor Size	494m ²
Interior		Exterior		Building Height	7m
Air Conditioning	Yes	Open Parking Bays	3		
Power 3 Phase	Yes				
Power Amps	60				

