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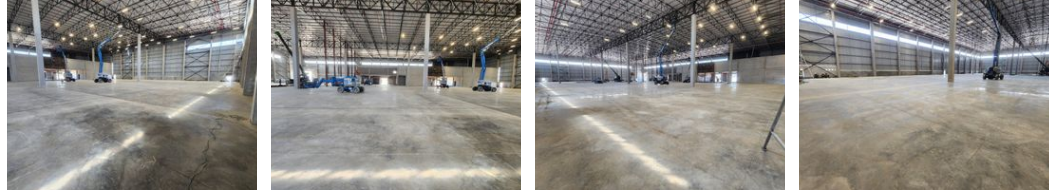
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 Cape Metropole - Blouberg Franchise

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 Blouberggrant  
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Web Ref CL18800



R53,020 pm

Gross Monthly Rental R53,020 Excl. VAT



## 482m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

**\*\*Brand-New 482m<sup>2</sup> Warehouse in Bellville - Prime Location with R300 Highway Exposure\*\***

This modern A-grade warehouse offers an exceptional opportunity in a prime location, providing excellent visibility and signage potential onto the R300 Highway. Designed for efficiency and convenience, this unit is ideal for warehousing, light manufacturing, distribution, and various commercial uses.

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

- Large reception area with air conditioning
- Spacious open-plan office upstairs
- Excellent warehouse floor space with good height to eaves
- LED lighting for energy efficiency
- Roller shutter door for easy loading and offloading
- Separate ablutions for office and warehouse staff
- Kitchenette
- Pre-paid 3-phase electricity (60 amps)
- Secure access-controlled business park

## Features

<b>Building Name</b>	Unit 2				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	482m <sup>2</sup>
Power 3 Phase	Yes			Building Height	7m
Power Amps	60				

