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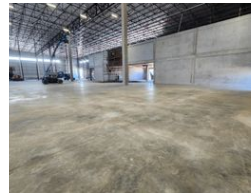
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 Cape Metropole - Blouberg Franchise

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Web Ref CL18801



R43,670 pm

Gross Monthly Rental R43,670 Excl. VAT

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## 397m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

Brand-New 397m<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

## Features

<b>Building Name</b>	Unit 3				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	397m <sup>2</sup>
Power 3 Phase	Yes			Building Height	7m
Power Amps	60				

