



**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  
 Blouberggrant  
 7441



Web Ref CL18823



R32,560 pm

Gross Monthly Rental R32,560 Excl. VAT

0 0

## 296m<sup>2</sup> WAREHOUSE TO LET IN BELLVILLE

**BRAND NEW A-GRADE 296m<sup>2</sup> WAREHOUSE TO RENT IN BELLVILLE - PRIME HIGHWAY VISIBILITY**  
 This brand-new, A-grade 296m<sup>2</sup> warehouse in Bellville is designed to the highest modern standards, offering exceptional visibility and signage opportunities onto the R300 Highway. Built with premium finishes, this warehouse ensures top-tier functionality, energy efficiency, and security, making it ideal for businesses seeking a high-quality industrial space.

Key Features:

Brand-New A-Grade Construction with modern, high-end finishes

Spacious Reception Area with air conditioning

Large Open-Plan Office Upstairs with premium finishes

Good Warehouse Floor Space with smooth, high-quality flooring

High Roller Shutter Door for seamless logistics

### Features

<b>Building Name</b>	Unit 4				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	296m <sup>2</sup>
Power Amps	60			Building Height	7m

