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Web Ref CL18527



R37,100 pm

Gross Monthly Rental R37,100 Excl. VAT

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## 371m<sup>2</sup> WAREHOUSE TO LET IN BRACKENFELL

**\*\*PRIME WAREHOUSE FOR RENT IN BRACKENFELL - 371m<sup>2</sup>\*\***

Situated in a highly sought-after location, this 371m<sup>2</sup> warehouse offers exceptional visibility and signage opportunities, making it an ideal choice for businesses seeking prominence and accessibility.

**\*\*Location Advantages:\*\***

Conveniently accessible via Amandel Road, Bottelary Road, Brackenfell Boulevard, R300, and N1, with excellent proximity to public transport options, including buses, trains, and taxis.

**### Key Features:**

- **\*\*Office & Reception Space:\*\***
- Large reception area for client interactions.
- Two spacious offices upstairs for seamless operations.
- Separate ablutions for office staff (2) and warehouse staff (1).
- Electric water heater for hot water convenience.
- **\*\*Warehouse Features:\*\***

## Features

<b>Building Name</b>	Unit 2			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	371m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	7m
Air Conditioning	Yes	Security	Yes		
Power 3 Phase	Yes				
Power Amps	60				

