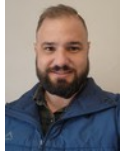




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## 323m<sup>2</sup> Warehouse To Let in Brackenfell Central



Web Ref CL18647



**R22,000 pm**

Gross Monthly Rental R22,000 Excl. VAT

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## 323m<sup>2</sup> Warehouse To Let in Brackenfell Central

### \*\*323m2 Warehouse in Brackenfell - Available 1 April 2025\*\*

This **centrally located 323m2 warehouse** in Brackenfell offers a **versatile space** ideal for **warehousing, distribution, and light manufacturing**. Positioned for convenience, the unit provides **easy access** to major transport routes and business hubs.

### **Key Features:**

- Large reception area
- Kitchenette
- Roller shutter door for efficient loading and offloading
- Separate ablutions for office and warehouse staff
- Geyser for hot water
- Good height to eaves (6m) for storage and racking
- Good natural light
- 3 dedicated parking bays
- Easy truck access
- 24-hour security for peace of mind

### **Prime Accessibility**

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes  
 Power Amps 60

### Exterior

Open Parking Bays 3

### Sizes

Floor Size 323m<sup>2</sup>  
 Building Height 7m

