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Web Ref CL18495



R56,000 pm

Gross Monthly Rental R56,000 Excl. VAT

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## 700m<sup>2</sup> WAREHOUSE TO LET IN BRACKENFELL

**\*\*NEWLY RENOVATED 700m<sup>2</sup> WAREHOUSE IN BRACKENFELL INDUSTRIAL\*\***

Positioned in the heart of Brackenfell Industrial, this versatile 700m<sup>2</sup> warehouse offers excellent visibility and prime signage opportunities, making it ideal for growing your business presence.

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

- **\*\*Welcoming Reception Area\*\***: Large and professional, perfect for client interactions or operational management.
- **\*\*Effortless Access\*\***: Equipped with a 5m roller shutter door for easy loading and unloading.
- **\*\*Optimal Space Utilization\*\***: 7m height to eaves, providing ample storage capacity and operational flexibility.
- **\*\*Well-Appointed Amenities\*\***: A convenient kitchenette, geyser for hot water, and separate ablutions for office and warehouse staff ensure a comfortable work environment.

## Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 60

**Exterior**  
 Open Parking Bays 3

**Sizes**  
 Floor Size 700m<sup>2</sup>  
 Building Height 7m

