



Nico Human Non-Principal Property Practitioner Registered with PPRA (FFC 113 663 3) 082 770 2128 nico.human@rawson.co.za

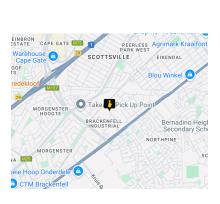


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Gross Monthly Rental R28,000 Excl. VAT





400m2 WAREHOUSE TO LET IN BRACKENFELL

400m2 Warehouse in Brackenfell - Prime Location & Secure Access

This centrally located 400m2 warehouse in Brackenfell offers excellent accessibility and versatility, making it ideal for **warehousing, distribution, and light manufacturing**. With easy access to **Old Paarl Road, Okavango Road, Brackenfell Boulevard, R300, and the N1**, logistics and transport are seamless.

Public transport, including **buses, trains, and taxis**, is within close reach, with Cape Gate just minutes away.

Warehouse Features:

- Large Reception Area
- Kitchenette
- Roller Shutter Door
- Separate Ablutions for Office & Warehouse Staff

Unit 2

- Geyser for Hot Water - 6m Height to Eaves
- Good Natural Light
- 5 Parking Bays
- Facy Truck Access

Building Name

Zoning	IIIuuSiiidi				
Interior		Exterior		Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size	400m ²
Power Amps	60	Open Parking Bays	3	Building Height	7m