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Web Ref CL18478



R26,000 pm

Gross Monthly Rental R26,000 Excl. VAT

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## 400m<sup>2</sup> WAREHOUSE TO LET IN BRACKENFELL

**\*\*Versatile 400m<sup>2</sup> Warehouse in Prime Brackenfell Location\*\***

Step into a space that combines functionality with convenience! This centrally located 400m<sup>2</sup> warehouse in Brackenfell offers excellent height to eaves and peak, ample natural light, and a robust 1-ton per m<sup>2</sup> floor loading capacity-perfect for businesses aiming to optimize operations.

**\*\*Seamless Accessibility\*\***

Strategically positioned, the warehouse is easily reachable via major routes like Old Paarl Road, Okavango Road, Brackenfell Boulevard, the R300, and the N1. Cape Gate and public transport hubs, including buses, trains, and taxis, are just a stone's throw away.

**\*\*Tailored for Business Needs\*\***

Whether you're focused on warehousing, distribution, light to medium manufacturing, or other commercial uses, this property has

## Features

<b>Building Name</b>	Unit 3			<b>Sizes</b>	
<b>Zoning</b>	Industrial			<b>Floor Size</b>	400m <sup>2</sup>
<b>Interior</b>		<b>Exterior</b>		<b>Building Height</b>	6m
Power 3 Phase	Yes	Open Parking Bays	3		
Power Amps	80				

