

## Nico Human

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

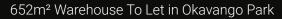


Rudi Papenfus 0849838226 rudi.p@rawson.co.za

Contact Rawson Commercial Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road Bloubergrant 7441













# R45,600 pm

Gross Monthly Rental R45,600 Excl. VAT

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## 652m2 WAREHOUSE TO LET IN BRACKENFELL

652m2 Warehouse To Let in Brackenfell - Prime Location with Excellent Access

This well-located 652m2 warehouse in Brackenfell offers exceptional accessibility just off the N1 Highway. With seamless access for all vehicles, including large trucks, this unit is ideal for businesses requiring efficient logistics and visibility.

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\*\*Key Features:\*\*

- \*\*Prime Location:\*\* Just off the N1, easily accessible via Old Paarl Road, Okavango Road, Brackenfell Boulevard, and R300.
  \*\*Great Visibility & Signage:\*\* Stand out with excellent exposure in a high-traffic area.
  \*\*Versatile Use:\*\* Suitable for warehousing, distribution, light manufacturing, and various commercial operations.

- \*\*Secure & Functional:\*\* Automated 5m roller shutter door, security gate, alarm system, and ample parking (6 bays).

#### Industrial Zoning

### Interior

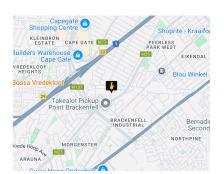
Power 3 Phase Power Amps

Yes

80

Exterior **Open Parking Bays**  Sizes Floor Size **Building Height** 

652m<sup>2</sup> 7m



https://www.warehouses4africa.com