

Bellville, Western Cape

**Spacious 602m² warehouse
for lease in Bellville South
Industria**



Welcome to your new operational hub – a spacious 602m² industrial warehouse located in the thriving Bellville South Industria. This prime property offers the ideal setting for modern businesses seeking functionality and convenience. Designed for flexibility, the open floor plan allows for easy customization, whether you're focused on storage, manufacturing, or distribution. High ceilings provide ample space for large machinery, racking systems, and vertical storage, enhancing productivity. Additionally, large windows and skylights flood the space with natural light, creating an inviting atmosphere for both employees and clients.

Situated in a highly accessible location, this warehouse offers excellent connectivity to major transport routes, including the N1 and surrounding arterial roads, ensuring smooth logistics and efficient operations. The property also features a dedicated loading bay for easy goods movement and robust security measures, including gated access and fencing, to safeguard your assets. Located in a bustling industrial area, you'll benefit from nearby amenities such as restaurants, fuel stations, and supply shops. With flexible leasing options tailored to your business needs, this property provides the perfect foundation for your growth in a dynamic and competitive business environment.

R57,190 PM
excl. VAT & Utilities
price per m²: R95

FEATURES

Gross Monthly Rental Available From	R57,190 Excl. VAT
Lease Period	Oct. 1, 2024 Negotiable
Building Size (m ²)	602
Land Size (m ²)	602
Zoning	Industrial
Security	Yes
Open Parkings	9
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM20893

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for more information about this property



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